



Webbs Court, Northwich CW9 8RU

welcome to

Webbs Court, Northwich

A modern three storey end Town House found within an ideal location offering views across the Dane Valley to the rear and set within a small development being a short distance to Northwich Town Centre and its local amenities, local supermarkets, popular primary and secondary schooling, and much more



Reception Hall
Cloakroom W.C
Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)

Living Dining Room

15' 2" x 14' 8" (4.62m x 4.47m)

First Floor Landing

Bedroom Two

14' 8" x 10' (4.47m x 3.05m)

Bedroom Three

11' x 7' 7" (3.35m x 2.31m)

Family Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Second Floor Landing

Master Bedroom Suite

14' 9" x 14' 5" (4.50m x 4.39m)

Walk In Wardrobe/Dressing Area

En Suite Shower Room

8' 10" x 8' 7" (2.69m x 2.62m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Webbs Court, Northwich

- Modern three bedroom end town house
- Accommodation over three floors
- Superb position on a small development
- Ideally located close to Northwich town centre
- Open views to the rear across the Dane Valley

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 664.48

Ground Rent: 206.54

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT108190 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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