



Vicarage Road, Northwich CW9 5PE

welcome to

Vicarage Road, Northwich

A spacious, extended semi detached home found within a popular location close to local amenities and a short walking distance to sought-after schooling, and indeed a short stroll down to the ever popular vicarage park with walks down to the River Weaver and beyond. A must view with NO ONWARD CHAIN.



Extended Entrance Hall**Inner Hallway****Living Room**

16' 1" x 11' 3" (4.90m x 3.43m)

Diniung Area

11' 1" x 5' 10" (3.38m x 1.78m)

Conservatory

9' 10" x 9' 2" (3.00m x 2.79m)

Kitchen

10' 9" x 8' 10" (3.28m x 2.69m)

Inner Hallway**Utility Room**

6' 3" x 5' 9" (1.91m x 1.75m)

Family Shower Room

11' 7" x 5' 7" (3.53m x 1.70m)

First Floor Landing**Bedroom One**

10' 10" x 8' 11" (3.30m x 2.72m)

Bedroom Two

11' 3" x 7' 7" (3.43m x 2.31m)

Bedroom Three

8' 3" x 8' 3" (2.51m x 2.51m)

Family Bathroom

5' 11" x 4' 10" (1.80m x 1.47m)

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Agents Notes

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.



view this property online [swetenhams.co.uk/Property/NRT108250](https://www.swetenhams.co.uk/Property/NRT108250)



welcome to

Vicarage Road, Northwich

- Spacious extended semi detached home
- Popular location and position
- Nearby amenities, schooling and Vicarage Park
- Large corner plot with two garages
- Three bedrooms, two bathrooms and conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£255,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108250



Property Ref:
NRT108250 - 0006

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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



swetenhams



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk