



Curzon Avenue,NORTHWICH CW8 4YU

welcome to

Curzon Avenue, NORTHWICH

A fabulous modern town house offering spacious and flexible modern living over four floors, perfect for family life having two reception rooms including a large family living dining kitchen, a wonderful living room on the first floor featuring a large terrace balcony looking over the River Weaver.



Reception Hall
Cloakroom W.C

Kitchen

13' 8" x 8' 5" (4.17m x 2.57m)

Family Dining Room

14' 8" x 11' 8" (4.47m x 3.56m)

Utility Room

5' 9" x 5' 2" (1.75m x 1.57m)

First Floor Landing

Living Room

15' 2" x 12' 9" (4.62m x 3.89m)

Bedroom Four/Study

8' 10" x 7' 3" (2.69m x 2.21m)

Shower Room

8' 10" x 3' 10" (2.69m x 1.17m)

Second Floor Landing

Bedroom Two

11' 11" x 8' (3.63m x 2.44m)

Bedroom Three

10' 10" x 8' 9" (3.30m x 2.67m)

Family Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Thrid Floor Landing

Master Bedroom

15' 1" x 12' 5" (4.60m x 3.78m)

En Suite

8' 6" x 6' 6" (2.59m x 1.98m)

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.



view this property online [swetenhams.co.uk/Property/NRT108200](https://www.swetenhams.co.uk/Property/NRT108200)



welcome to

Curzon Avenue, NORTHWICH

- Sought after Winnington Village development
- Accommodation over four floors
- Large modern town house
- Four bedrooms, two shower rooms and family bathroom
- Two terrace balcony's to the front & rear

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£340,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108200



Property Ref:
NRT108200 - 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.

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