



Queensgate, Northwich CW8 1DX

welcome to

Queensgate, Northwich

FOUR BEDROOM DETACHED PROPERTY BOASTING AN IMPRESSIVE PLOT ON ONE OF THE AREAS MOST SOUGHT AFTER ROADS!



Ground Floor

Entrance Porch

Entrance Hall

Entrance door, stairs to first floor and radiator

Lounge

12' x 11' 8" (3.66m x 3.56m)

Double glazed bay window to rear aspect, additional two double glazed windows to side aspect, parquet flooring and radiator

Dining Room

15' 5" x 11' 11" (4.70m x 3.63m)

Two double glazed windows to side aspect, double doors leading to conservatory. parquet flooring , open fire in feature fireplace and radiator

Kitchen/ Diner

11' 11" x 10' 11" (3.63m x 3.33m)

Range of fitted wall and base units with contrasting work surfaces over, space for Range oven, washing machine and fridge/ freezer. Sink and drainer unit, spotlights, double glazed windows to front and side aspect, door leading to side aspect

Conservatory

15' 7" x 12' 5" (4.75m x 3.78m)

Door leading to rear garden, laminate flooring and radiator

First Floor

Bedroom One

15' 6" x 11' 11" (4.72m x 3.63m)

Double glazed window to rear aspect, fitted wardrobes and radiator

Bedroom Three

12' 1" x 11' 11" (3.68m x 3.63m)

Double glazed window to rear aspect and radiator

Bedroom Four

12' 6" x 7' 4" (3.81m x 2.24m)

Double glazed window to side aspect and radiator

Bathroom

Bath separate shower cubicle, low level WC, hand wash basin, two double glazes frosted windows to front aspect and radiator

External

Garage, car port and driveway parking for six cars. garden which is laid to lawn with patio seating area and gated access

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

Queensgate, Northwich

- Four Bedroom Detached Period Property
- Impressive Plot
- Highly Sought After Location
- Parking for Six Cars
- Council Tax Band E

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107767 - 0011

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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