



Moreton Street, Northwich CW8 4DH

welcome to

Moreton Street, Northwich

A beautifully presented mid terraced home offering excellent accommodation throughout which comes to the market with the added benefit of NO ONWARD CHAIN. Occupying an enviable position on the highly sought-after Moreton Street with the popular area of Winnington this property must be viewed.



Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)

Living Room

11' 9" x 10' 10" (3.58m x 3.30m)

Kitchen

10' 4" x 6' 6" (3.15m x 1.98m)

Bedroom One

13' 5" x 10' 7" (4.09m x 3.23m)

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m)

Bathroom

10' 4" x 6' 6" (3.15m 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.



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welcome to

Moreton Street, Northwich

- Well presented throughout terraced home
- Sought after Moreton Street and Winnington area
- Close to amenities and schooling
- NO ONWARD CHAIN
- Two reception rooms, modern kitchen and breakfast area

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1.00

Ground Rent: 1.00

£170,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1893. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NRT108286 - 0004

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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