



Green Willows Townfield Lane, Barnton Northwich CW8 4QJ

welcome to

Green Willows Townfield Lane, Barnton Northwich

BEAUTIFULLY PRESENTED TWO BEDROOM PROPERTY WITH TWO PARKING SPACES IN A HIGHLY SOUGHT AFTER BARNTON LOCATION!



Entrance Hall

Door to front aspect, double glazed window to side aspect and stairs to first floor

Downstairs Wc

Low level WC and wash basin

Lounge

9' 10" x 18' (3.00m x 5.49m)

Double glazed window to front aspect and double doors leading to kitchen

Kitchen

13' x 8' (3.96m x 2.44m)

Range of fitted wall and base units with contrasting work surfaces over, gas hob , electric oven, built in fridge/ freezer, spotlights and breakfast bar seating area. Double glazed window to rear aspect and double doors leading to rear garden

Utility Room

Space for washing machine and tumble dryer and double glazed window to side aspect

Bedroom One

13' x 11' (3.96m x 3.35m)

Two double glazed window to rear aspect, built in storage and two radiators

Bedroom Two

10' x 9' (3.05m x 2.74m)

Bathroom

Bath with shower over, low level WC, hand wash basin, tiled walls and radiator

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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Green Willows Townfield Lane, Barnton Northwich

- Two Bedroom Property
- Two Allocated Parking Spaces
- Beautifully Presented Throughout
- Sought After Barnton Location
- Council Tax Band A

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NRT108331 - 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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