



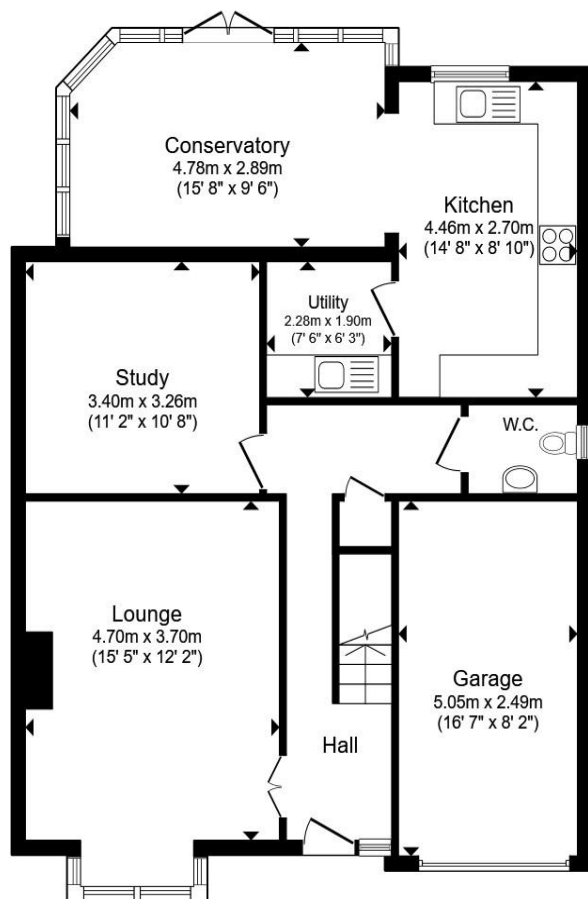
Mayfair Drive, NORTHWICH CW9 8GF

welcome to

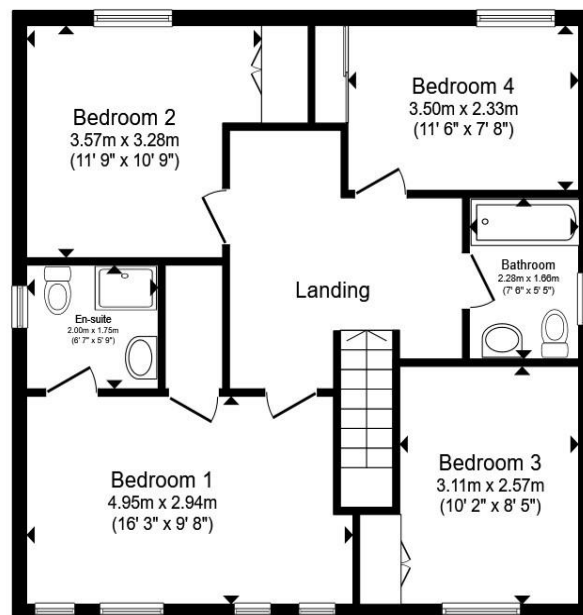
Mayfair Drive, NORTHWICH

Set at the end of a quiet cul-de-sac, this detached family home offers generous and flexible living space, stylish modern finishes and excellent access to local amenities, including schools, college, pubs, shops, a medical centre and dentist.





Ground Floor



First Floor

Total floor area 160.4 m² (1,726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Reception Hall

Cloakroom W.C

Living Room

15' 5" x 12' 2" (4.70m x 3.71m)

Family/Study Room

11' 2" x 10' 8" (3.40m x 3.25m)

Kitchen

14' 8" x 8' 10" (4.47m x 2.69m)

Utility Room

7' 6" x 6' 3" (2.29m x 1.91m)

Ornagery Family Room

15' 8" x 9' 6" (4.78m x 2.90m)

First Floor Landing

Master Bedroom

16' 3" x 9' 8" (4.95m x 2.95m)

En Suite Shower Room

6' 7" x 5' 9" (2.01m x 1.75m)

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom Three

10' 2" x 8' 5" (3.10m x 2.57m)

Bedroom Four

11' 6" x 7' 8" (3.51m x 2.34m)

Family Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

welcome to

Mayfair Drive, NORTHWICH

- Beautifully presented four-bedroom detached family home
- Principal bedroom with walk-in wardrobe, en-suite and underfloor heating
- Immaculately maintained and stylishly finished throughout
- Landscaped driveway with parking for up to six vehicles plus integral garage
- Stunning low-maintenance landscaped gardens with outdoor entertaining space

Tenure: Freehold EPC Rating: C
Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108327



Property Ref:
NRT108327 - 0008

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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