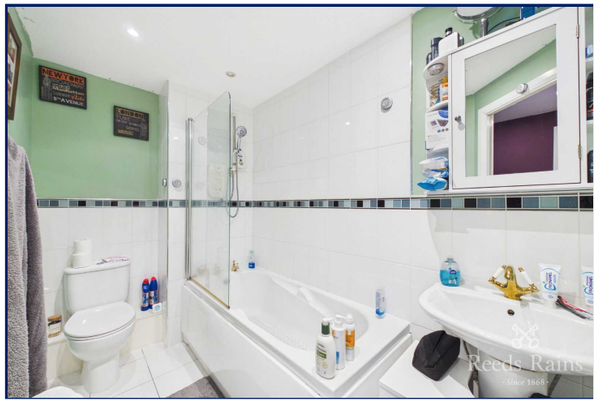
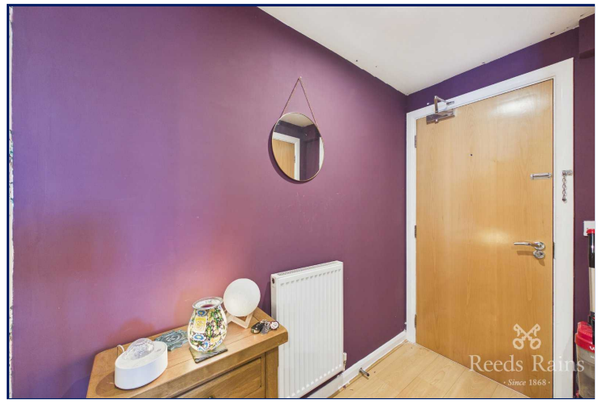


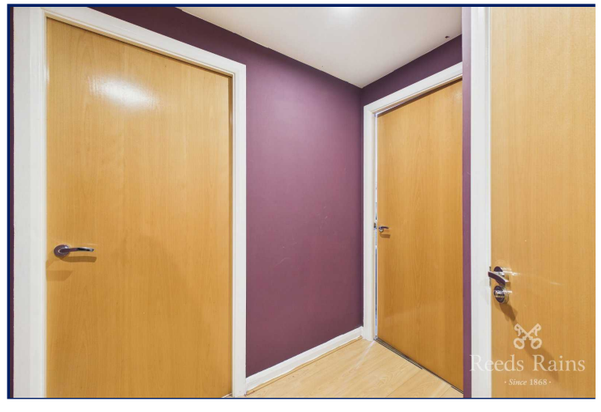














The Hollies, Sandbach Drive,
Northwich, Cheshire, CW9

Guide Price: £130,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Hollies, Sandbach Drive, Northwich, Cheshire, CW9

Guide Price: £130,000 Leasehold

Council Tax Band: B
EPC Rating: C

ATTENTION INVESTORS
A fantastic investment opportunity comprising a one bedroom, top floor apartment on Sandbach Drive. The property is being sold with a tenant in situ, making it an attractive option for investors looking for an income-producing property from completion.

Priced at £130,000, the property offers an attractive gross rental yield of approximately 7.38%.

The property is situated in a popular residential area of Northwich, with a range of local amenities close by...

Communal Entrance
Access via intercom facility, the well maintained communal entrance has stairs with toughened glass spindles allowing access to all levels.

Entrance Hall
2.34 x 2.75
A well-presented entrance hall, decorated to create a warm and cosy feel and finished with attractive laminate flooring. The hall also benefits from an intercom entry system, allowing the owner to communicate with visitors and conveniently grant access to the building from within the flat.

Open Plan Lounge Diner
5.38 x 4.78
A bright and airy open-plan lounge and dining room, offering a versatile space for both relaxing and entertaining. The room benefits from windows to the front and side elevations, fitted with sleek white shutters which allow plenty of natural light while adding a stylish finish.

The generous layout provides ample space for both lounge and dining furniture, with convenient access through to the kitchen, creating a practical and sociable living space.

Kitchen
2.82 x 2.52
A modern and well-equipped kitchen featuring a range of grey wall and base units, complemented by contemporary white wall tiles providing a clean and stylish splashback. The kitchen is fitted with an electric oven, hob and extractor fan, along with integrated appliances including a washing machine, fridge and freezer.
The kitchen is finished with tiled flooring, with the boiler neatly housed within one of the wall units, maintaining a clean and streamlined appearance.

Bedroom
3.33 xx 3.62
A bright and inviting double bedroom featuring a front-facing window fitted with the same sleek white shutters as the lounge, allowing plenty of natural light into the room. The bedroom is decorated in a bright and welcoming style and benefits from carpet flooring and a fitted wardrobe, providing useful built-in storage.

Bathroom
2.53 x 1.62
A well-presented bathroom fitted with a bath and overhead shower, alongside a WC and wash hand basin. The room benefits from tiled flooring and partially tiled walls, with full tiling around the shower area for added practicality and easy maintenance. Further features include a heated towel rail and a wall-mounted vanity mirror, adding both style and functionality to the space.

External
The property benefits from well-maintained communal greenery surrounding the development, providing a pleasant and attractive setting. There is also allocated parking, offering the added convenience of a designated parking space for residents.

Agent Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.