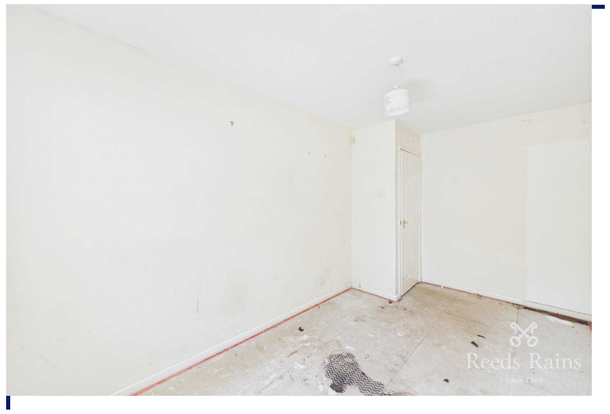
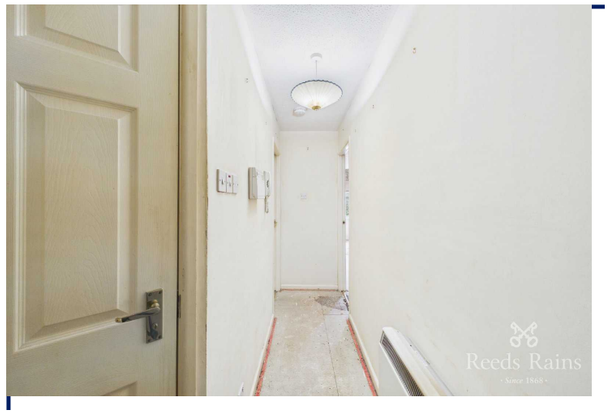
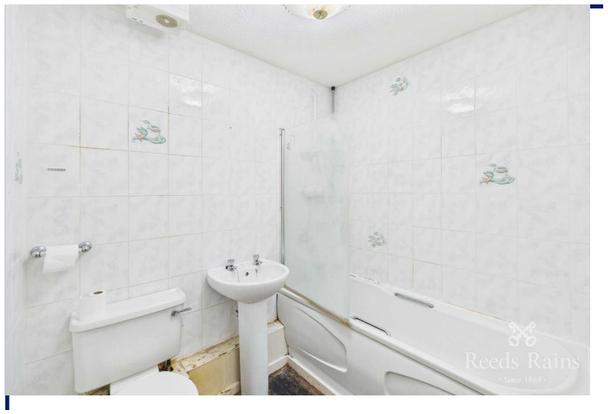


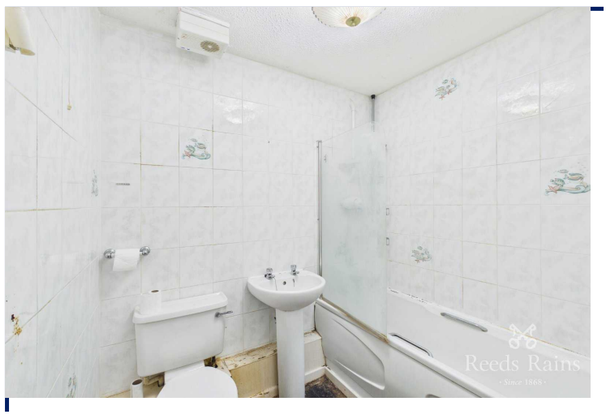














Flat 8, Foxendale Close,
Northwich, Cheshire, CW8

Guide Price: £65,000
Leasehold

Reeds Rains

reedsrains.co.uk

Flat 8, Foxendale Close, Northwich, Cheshire, CW8

Guide Price: £65,000 Leasehold

Council Tax Band: A
EPC Rating: C

Offered for sale via Auction with no onward chain, a charming 1-bedroom apartment in a peaceful setting. This first-floor property offers convenience and affordability, ideal for a single professional or couple. Enjoy resident parking and a tranquil environment. Don't miss out on this quiet retreat!

Location Location Location!
Offered for sale via auction, situated on Foxendale Close in Northwich, this property enjoys a convenient residential setting within easy reach of local amenities and transport links. Northwich itself is a well-established Cheshire market town offering a wide range of everyday facilities including shops, supermarkets, cafes, and services, all complemented by riverside walks and surrounding countryside for outdoor enjoyment. The area benefits from good connectivity, with nearby rail stations and road links providing access to larger centres across the North West. Residents also have access to a selection of schools and community facilities close by, making this an attractive choice for a variety of buyers.

Entrance Hall
3.92 x 0.86
The entrance hallway offers a practical layout that connects all areas of the apartment. From here, access is provided to the bathroom, bedroom, and the open-plan kitchen and living space. The blank canvas nature of the hallway allows a buyer to personalise finishes and flooring to their own taste, presenting a great opportunity to add value and create a welcoming first impression.

Kitchen / Living Area
8.13 x 2.57
The open-plan kitchen and living area forms the main hub of the apartment, offering a bright and versatile space for everyday living and entertaining. A bay window enhances the room with natural light and creates an attractive focal point. The kitchen area is fitted with a range of wall and base units, providing a practical layout that blends seamlessly with the living space.

Bedroom
4.40 x 2.35
The bedroom offers a well-proportioned and versatile space, providing an ideal setting for a comfortable double bedroom. A lovely window to the rear elevation allows for good natural light and a pleasant outlook, while the neutral layout offers flexibility for a range of furnishing options.

Bathroom
2.08 x 1.67
The bathroom is functional in its current form and comprises a bath with overhead shower, tiled walls, wash basin, and WC. Offering a straightforward layout, the space provides a solid base for cosmetic improvement, allowing a purchaser the opportunity to modernise and personalise to suit their own style.

Auctioneer Comments
This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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.

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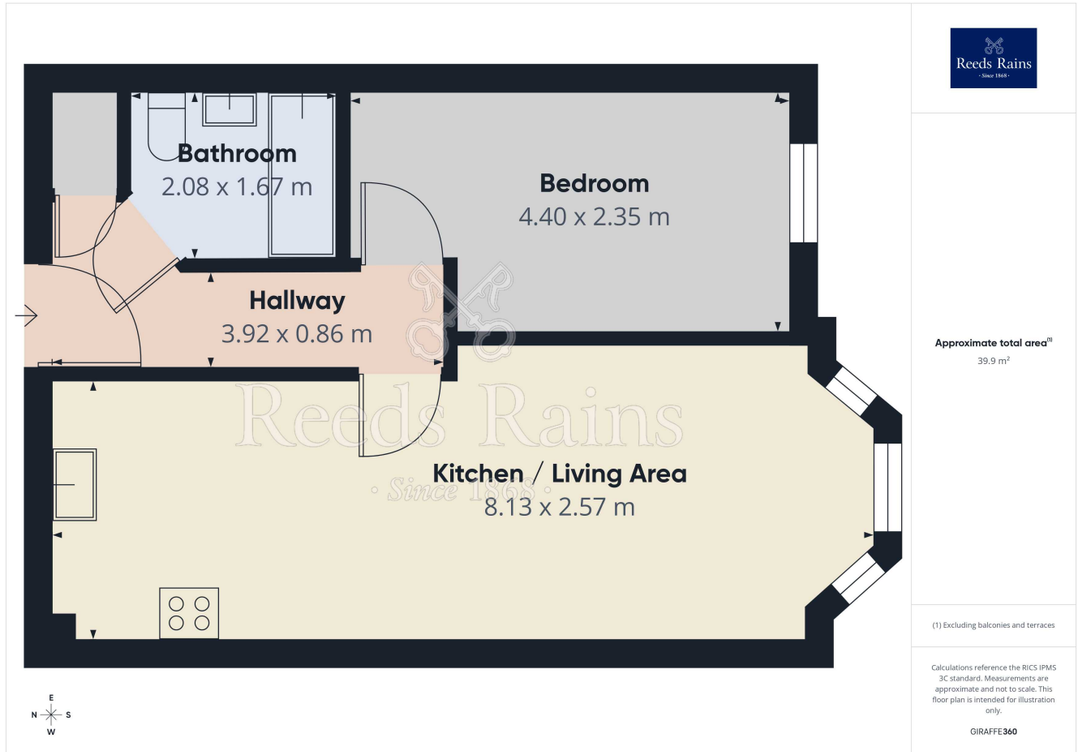
All Measurements
All Measurements are Approximate.

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.



Other important information which you will need to know about this property can be found at reedsrains.co.uk