



Moss Road | Northwich | CW8 4BH

EDWARD
mellor



Features

- A fantastic and extended family home
- With a superb and versatile layout
- Up to 5 bedrooms and 2 bathrooms
- 3 reception rooms and breakfast kitchen
- Stunning plot of 0.21 of an acre

We are pleased to offer for sale this spacious and well presented semi detached property which is just perfect for a growing family. With gas central heating and PVCu double glazing, the flexible layout comprises entrance hall, lounge, family room/ bedroom 4,

stunning inner hall giving access to a living room, dining area/ sun room, large breakfast kitchen, utility room, study/bedroom 5 and bathroom. To the first floor there are three bedrooms and a shower room. Outside there is a brick paved driveway with ample

parking. A buyers attention must be drawn to the excellent plot of 0.21 of an acre with large feature gardens which enjoy much seclusion and a sunny aspect.



Moss Road is a long established and sought after area and this property enjoys a great position adjoining Moss Farm sports complex at the rear. Around a mile away is town centre with many shops and stores, bars/restaurants, multiplex cinema, Waitrose supermarket against a picturesque marina and memorial court with swimming pool and gym. In Winnington there is a convenience store, medical centre and primary school. For commuting there are several major commercial centres which can be reached daily via the motorway network e.g. Manchester, Liverpool, Chester and Warrington. In contrast there are lovely local landmarks in the area such as Verdin Park, Marbury Country Park and Anderton Nature Reserve.

SERVICES: Mains water, gas, electricity and drainage. TENURE: The property is Freehold and free from chief rent. NOTE: None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. ASSESSMENTS Cheshire West and Chester Tax Band C - Energy Efficiency Rating TBC

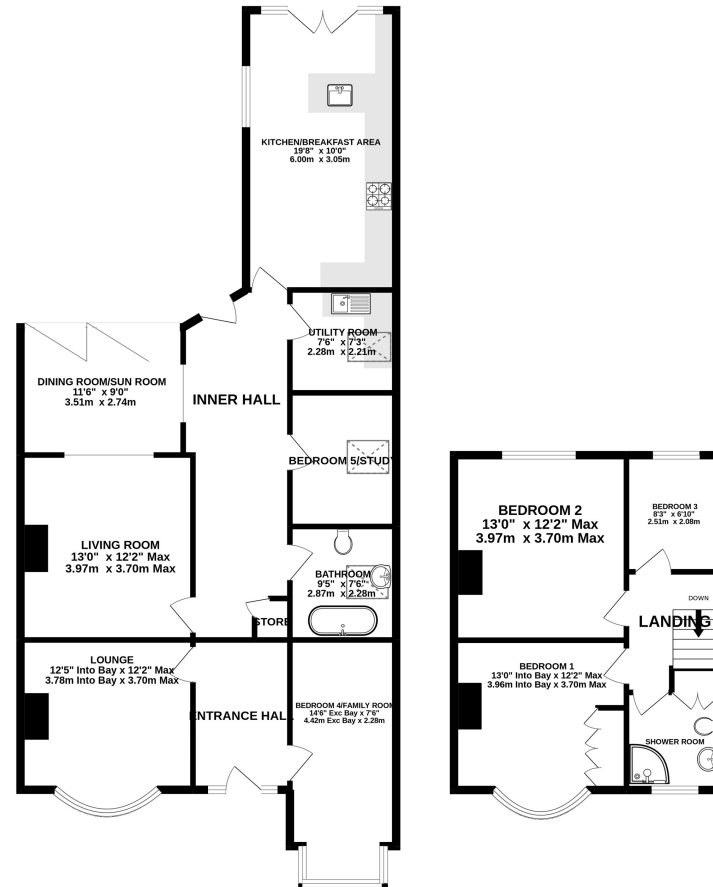


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1588 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating

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