



Church Road | Northwich | CW9 5PB

EDWARD
mellor



Features

- A spacious semi-detached Victorian home
- 2 reception rooms/large breakfast kitchen
- 3 bedrooms, bathroom & ground floor W.C.
- Off road parking & lovely rear gardens
- Open front aspect & near to town centre.

This is a splendid bay fronted period property which has been superbly modernised throughout with gas central heating and PVCu double glazing. The well-presented family layout comprises entrance hall with original Minton tiled floor, lounge,

dining room through to a generous breakfast kitchen space with W.C. and double doors which open to an attractive landscaped garden. There is access to a basement with cellar areas having the potential to convert if required. On the first floor there is a

master bedroom with a fine aspect over Witton Church, two further bedrooms and bathroom. To the front there is a driveway with ample off road parking .



The house is beautifully positioned overlooking a picturesque church and is part of a much favoured and long-established location. Within walking distance is Northwich town centre which offers a wide range of shops and stores, Waitrose supermarket against a pretty marina, bars and restaurants, multiplex cinema, and memorial court with swimming pool and gym. Northwich railway station is also a short walk and is on the Manchester to Chester line. Inside half a mile is access to the nature reserve Neumann's Flash which connects with Anderton and Marbury Country Park.

SERVICES : Mains water, gas, electricity, and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE** We must advise prospective buyers that none of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band C- Energy Efficiency Rating TBC.



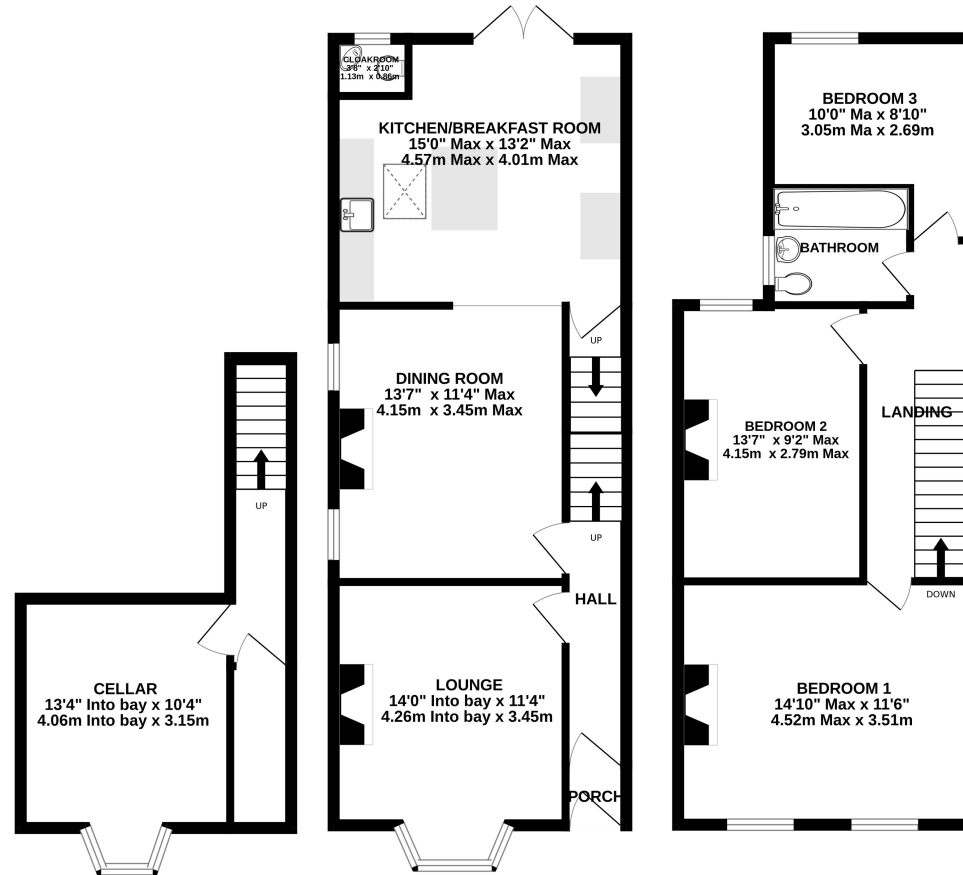
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

BASEMENT
193 sq.ft. (17.9 sq.m.) approx.

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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