



McKenzie Crescent | Northwich | CW8 4FA

EDWARD  
**mellor**





## Features

- Fantastic family house with 3 floors
- With 4 double bedrooms and 3 bathrooms
- Attractive lounge and feature dining kitchen
- Garage, 2 car drive, and South facing garden
- Great location close to amenities

Perfect for a growing family, this superb bay fronted detached house has impressive and spacious accommodation arranged over 3 floors. Built in October 2018 by David Wilson Homes and still within the NHBC builder's warranty. With gas central heating and PVCu double

glazing, the well-presented layout comprises entrance hall, cloakroom, dual aspect lounge, open plan dining kitchen with an attractive seating area overlooking the garden and utility room. The first floor has a master bedroom with dressing area and en suite shower room, bedroom 2 and

main bathroom. The second floor offers 2 further bedrooms and a shower room. Outside there is an excellent garage with a pitch roof 17ft x 8ft8, 2 car driveway and a fully enclosed walled rear garden enjoying a south facing aspect.





The property is well situated in a much-favoured location around 1.5 miles away to Northwich town centre. Amenities includes shops, national chain stores, bars and restaurants, multiplex cinema, and a Waitrose against pretty marina. For countryside Anderton Nature Reserve and Marbury Country Park are just a 5-minute drive perfect for walkers and cyclists. For commuting the A49 is a 10 minute drive and connects with the A49 and several commercial centres in the north-west e.g. Manchester Airport, Manchester, Liverpool Chester, and Warrington.

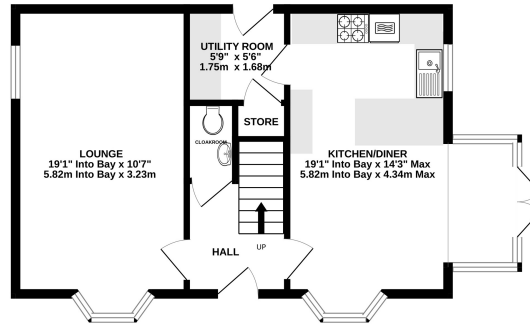
**SERVICES:** Mains water, gas, electricity, and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band E: Energy Performance Rating B.



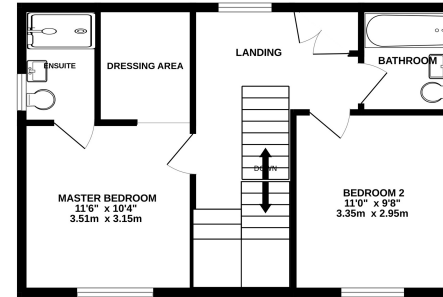
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

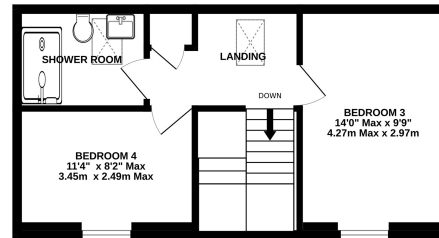
GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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.

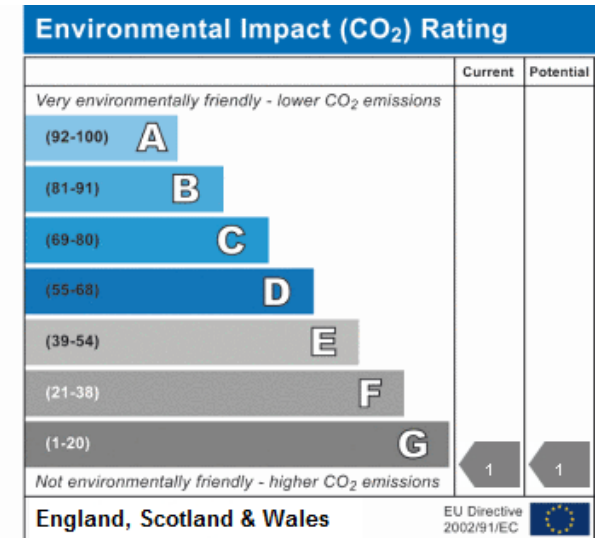
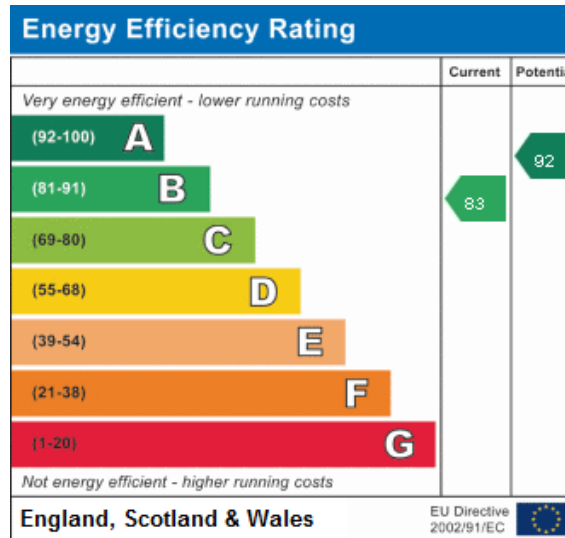
Made with Metropix ©2023



## Important Information

- Council Tax Band: E
- Tenure:Freehold

## EPC Rating



10, The Bull Ring, CW9 5BS  
 T: 01606 455 14  
 E: northwich@edwardmellor.co.uk



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*