



Dock Road | Northwich | CW9 5HJ

EDWARD  
mellor





## Features

- A well presented 2 bed semi detached house
- Gas central heating and PVCu double glazed
- With new fitted carpets
- Near to town centre and riverside walks
- With no forward chain

READY TO MOVE INTO WITH NO ONGOING CHAIN. RECENTLY REDECORATED THROUGHOUT WITH NEW FITTED CARPETS. This is a 1950s built semi detached house with gas central heating having a new

combi boiler installed 2022 and with full PVCu double glazing including external doors. The accommodation comprises entrance hall, spacious 19ft lounge/diner, kitchen with built-in oven and hob, two bedrooms and bathroom.

Outside there is a fully enclosed rear garden with brick outbuilding extending to one side together with a garden space to the front.





This property occupies an excellent corner plot and is conveniently situated in just a short walk for Northwich town centre with all of its amenities. These include a comprehensive range of shops and stores, Waitrose supermarket against the pretty Northwich marina, bars/restaurants, Barons Quay shopping complex with multiplex cinema and memorial court with swimming pool and gym. Notably nearby is access to miles of delightful river walks perfect for walkers and cyclists. The A556 bypass is one mile away and connects directly to the motorway network.

**SERVICES :** All main services are connected. **TENURE :** The property is Freehold and free from chief rent. **NOTE :** None of the services of fittings have been tested. Buyers are advised to obtain their own independent reports.

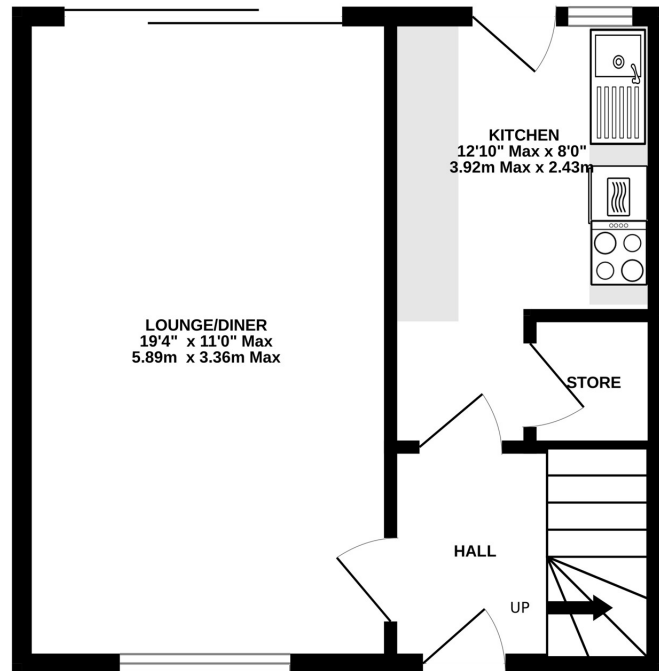
**ASSESSMENTS :** Cheshire West and Chester Tax Band B - Energy Efficiency Rating Band D



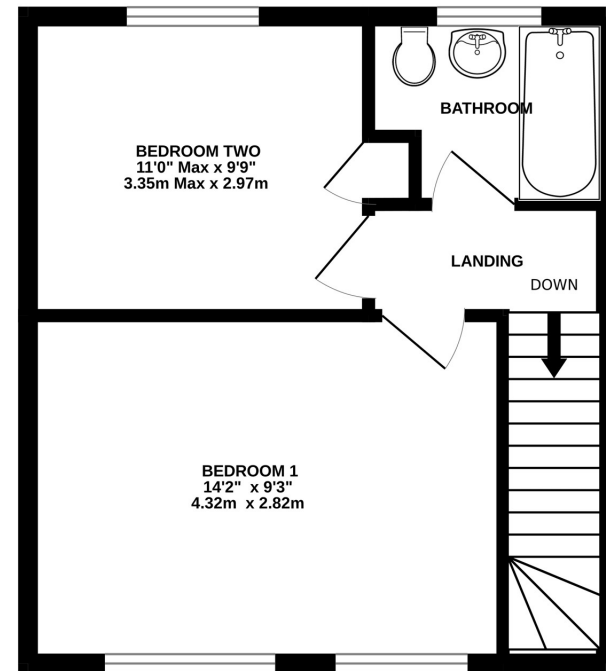
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



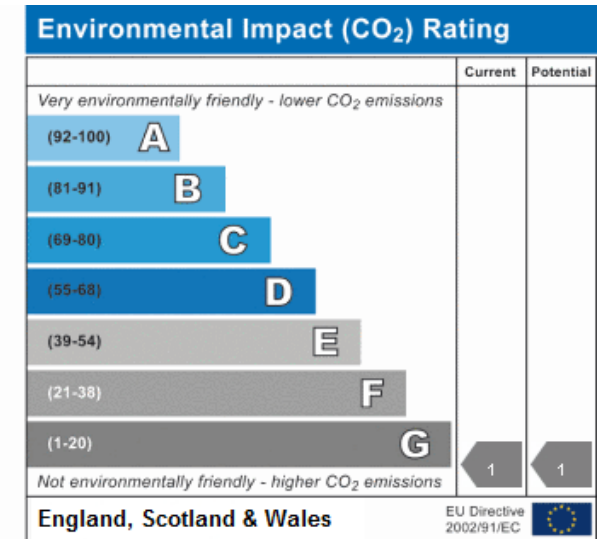
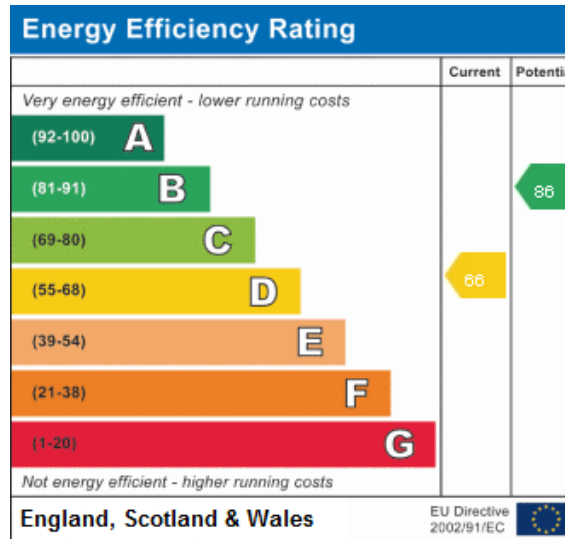
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: B
- Tenure:Freehold

## EPC Rating



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