



Hulme Drive | Northwich | CW8 4SG

EDWARD
mellor



Features

- Modern four bedroom detached home
- Driveway and garage
- Superb cul de sac location
- Master bedroom with En-suite shower room
- Kitchen with built in appliances and utility

STUNNING MODERN FOUR BEDROOM DETACHED HOME THAT IS SITUATED ON THE POPULAR WINNINGTON VILLAGE.. the property has been tastefully decorated and is situated within a cul de sac location. Driveway leading to garage. Lounge measuring 19'7 x 10'7 with double opening doors leading to the rear

garden, kitchen with several built in appliances and double opening doors leading to rear garden, utility room. Separate dining room that is currently being used as a snug. Downstairs W.C. Master bedroom with built in wardrobes and En-suite, bedroom two, bedroom three, bedroom four and family bathroom. Lawned gardens to

both front and rear elevations, the latter being fully enclosed with gated access, predominantly laid to lawn with extensive raised decked area.



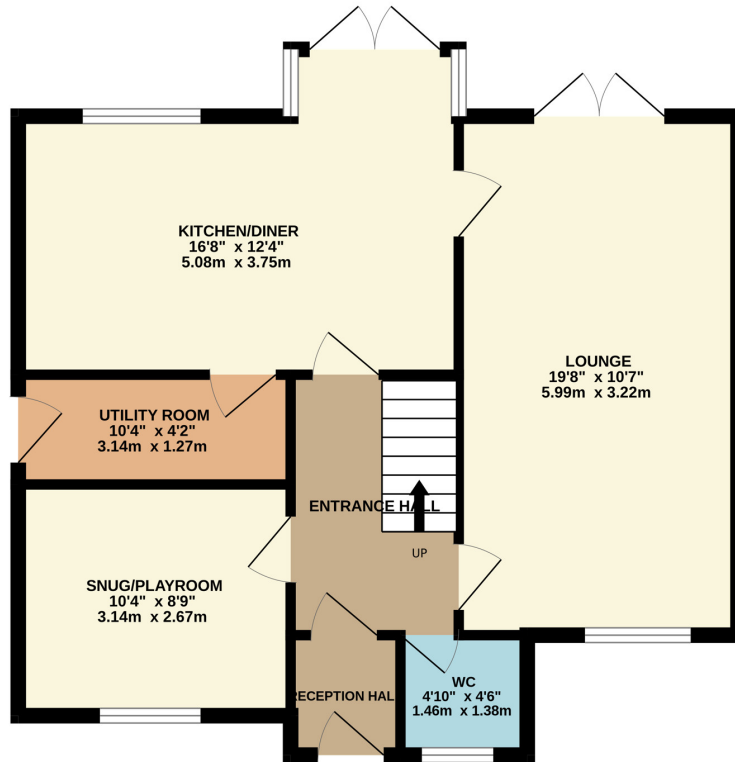
The property occupies a lovely position within a cul de sac and is well situated in a much-favoured location around 1.5 miles away to Northwich town centre. Amenities includes shops, national chain stores, bars and restaurants, multiplex cinema, and a Waitrose against pretty marina. Within the immediate area there is the locally well known Weaver Vale garden centre, convenience store, primary school and medical practice. Leisure activities nearby include Moss Farm sports complex with all weather football surfaces and rugby club plus Winnington Rec with cricket, bowls and snooker clubs 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.

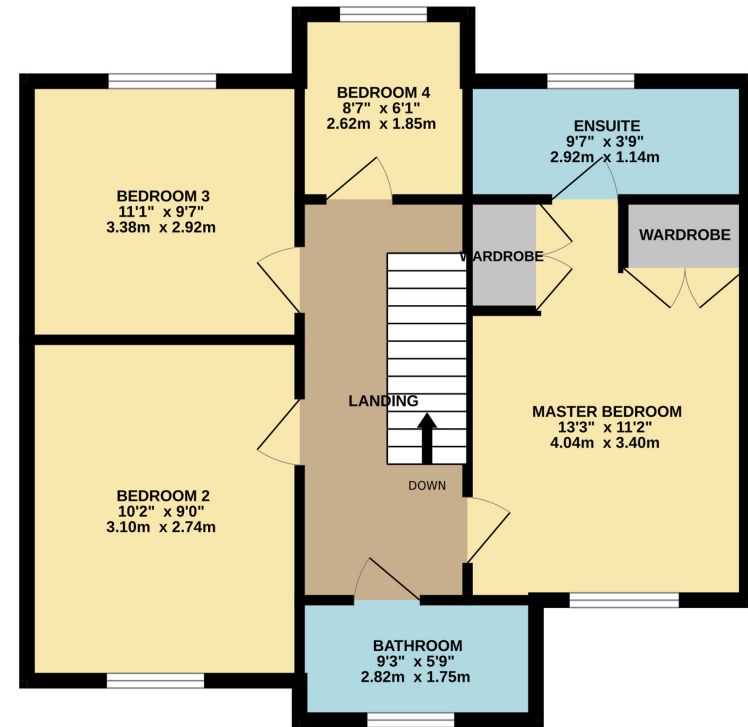
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

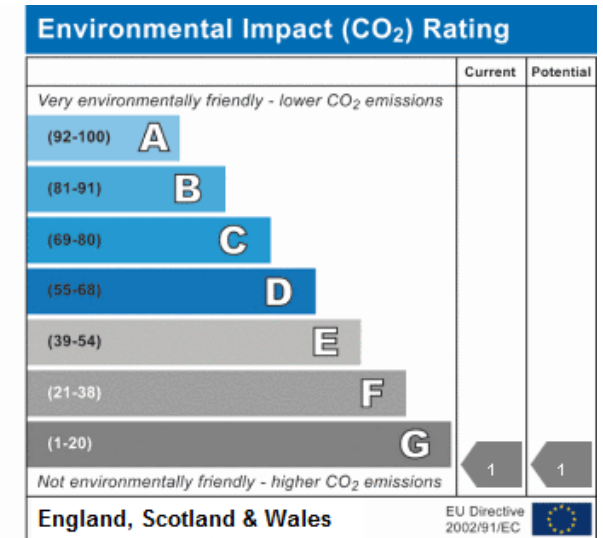
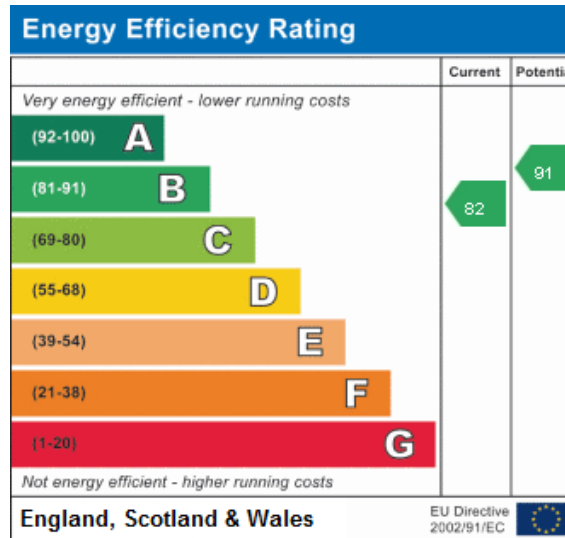


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

EPC Rating



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