



Applefield | Northwich | CW8 4TE

EDWARD
mellor



Features

- NO CHAIN
- Four bedroom detached family home
- Driveway leading to double garage
- Master bedroom with En-suite shower room
- Two reception rooms, kitchen and utility room

With the advantage of NO FORWARD CHAIN, this is a modern detached family property having a superb detached double garage together with a driveway and secluded mature rear garden. With gas central heating

having a regularly serviced combi boiler and PVCu double glazing, the property in summary comprises hall, cloakroom, spacious lounge with patio doors onto rear garden, dining room, attractive fitted kitchen with an

excellent range of integrated appliances and utility room. The first floor has a master bedroom with an upgraded en suite shower room, three further bedrooms and a bathroom.



Part of the very popular 'Pippins' development, the property occupies an elevated position enjoying a fine rooftop view across to Moss Farm sports complex. 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 nearby. 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 D - Energy Efficiency Rating C

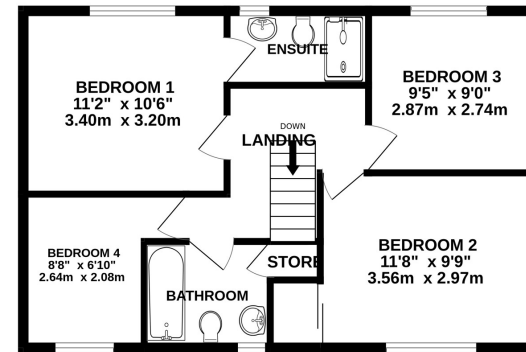
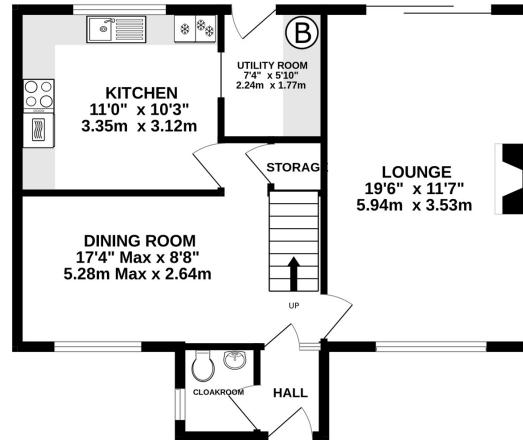
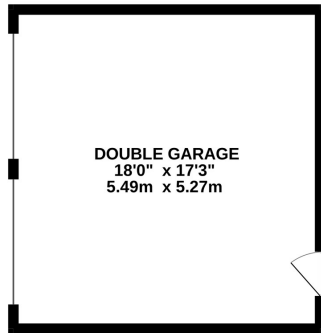


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 sq.m.) approx.

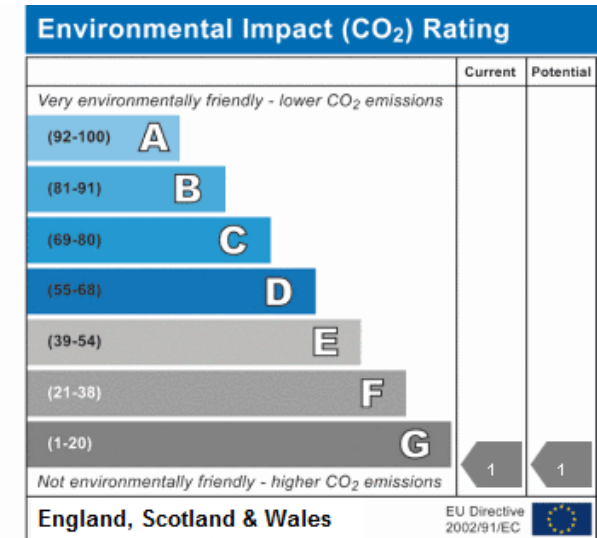
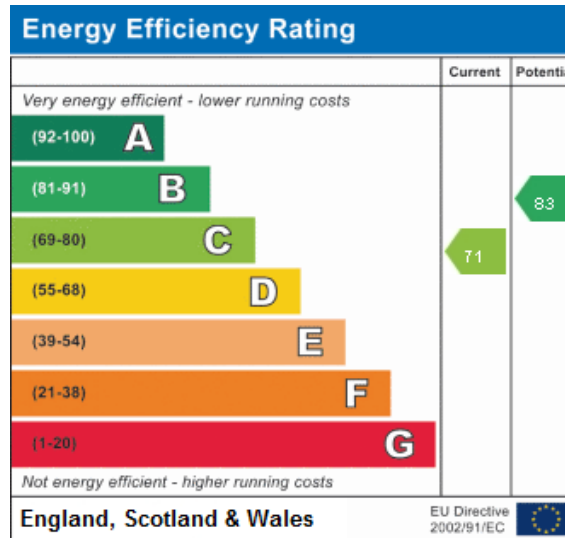
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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



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



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