



Brocklebank Drive | Northwich | CW8 1ES

EDWARD  
mellor



## Features

- An attractive 3 bed semi detached
- Private driveway & feature landscaped garden
- Gas central heating & PVCu double glazed
- With an upgraded bathroom 2021
- No forward chain

A CHAIN FREE BUY: This well-appointed semi-detached property, built in the 1990s, enjoys the benefits of gas central heating with an annually serviced boiler, PVCu double glazing and with an upgraded bathroom. The

accommodation in summary comprises entrance hall, spacious through lounge/diner and a kitchen with integrated oven and hob. To the first floor there are three bedrooms and bathroom with shower. Outside there is

a private driveway and a good size fully landscaped gardens designed with low maintenance in mind. An early viewing of this property is highly recommended.



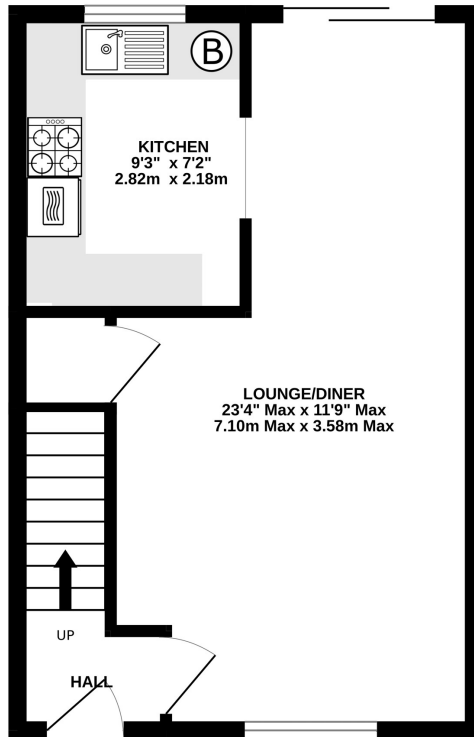
Brocklebank Drive is a lovely part of Northwich standing within walking distance of the town centre with all of its amenities including an excellent choice of shops and stores, Waitrose supermarket against a picturesque marina, multiplex cinema, bars/restaurants and memorial court with swimming pool and gym. Equally nearby via Hunts Lock is access to miles of beautiful open countryside and riverside walks. The highly rated Sir John Deane's college is well situated nearby and there are excellent schools for both age groups in the area. Hartford railway station connecting to London on the west coast line is 1.9 miles, Greenbank station Manchester to Chester is less than a mile, A556 bypass 3 miles and M6 motorway 6.6 miles.

**SERVICES :** All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE :** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Energy Rating TBC - Cheshire West and Chester Tax Band B

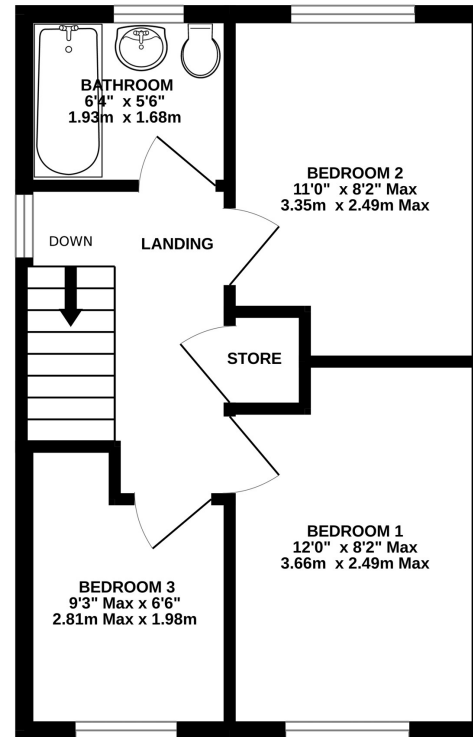
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.2 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: B
- Tenure:Freehold

## EPC Rating

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*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.*