



Carlton Road | Northwich | CW9 5PR

EDWARD
mellor



Features

- A beautifully renovated character 3 bed semi
- With a high quality specification throughout
- Permitted development rights to extend
- Off road parking and secluded gardens
- NO FOWARD CHAIN

FULLY RENOVATED THROUGHOUT AND CHAIN FREE- An outstanding bay fronted semi detached house of great character with permitted development rights to extend by 800ft into a 5 bedroom home (see floor plan). With gas central heating having combo boiler, PVCu double glazing,

brand new kitchen and shower room. The layout of the house in summary comprises welcoming entrance hall with original door and stained glass panel surround, attractive lounge with bay through to a stunning open plan fitted kitchen with dining space having a range of new integrated appliances

and feature bi-fold doors to rear garden. On the first floor there are a three bedrooms and a newly installed shower room. Outside there is excellent off road parking with garage space and a secluded fully fenced rear garden of good size with decking area and brick stores.



The house occupies a splendid and long favoured position near to Vickersway Park which is exceptionally well kept and has many facilities including bowling and putting greens, tennis courts and children's play area. Witton Park is a quiet and established location and yet is in walking distance to Northwich town centre with all its amenities. These include many shops and national chain stores, Waitrose supermarket with a picturesque marina, bars/restaurants, and memorial court with swimming pool and gym. Northwich railway station is less than one mile away and is part of the Manchester to Chester line.

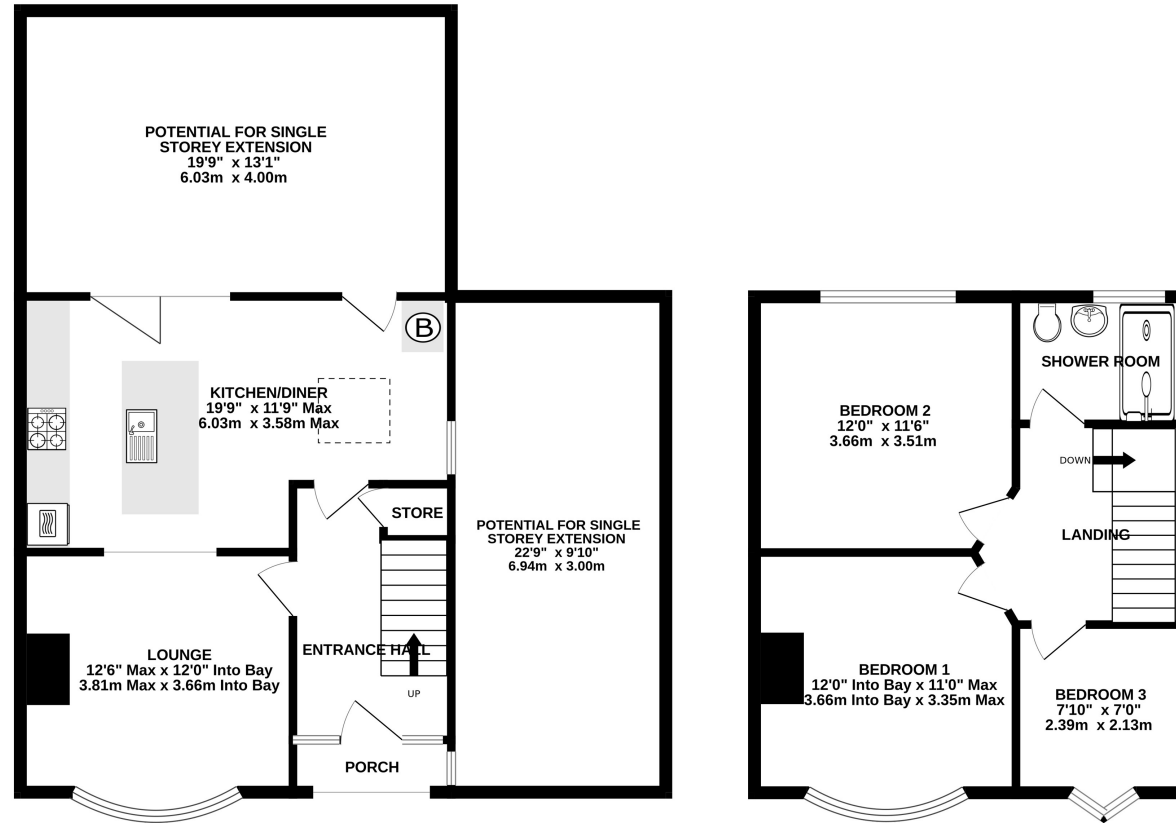
SERVICES: Mains water, gas, electricity, and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band C - Energy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

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
933 sq.ft. (86.6 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



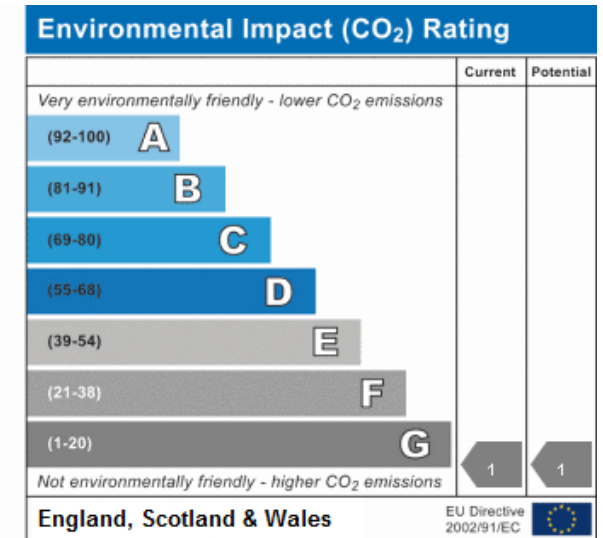
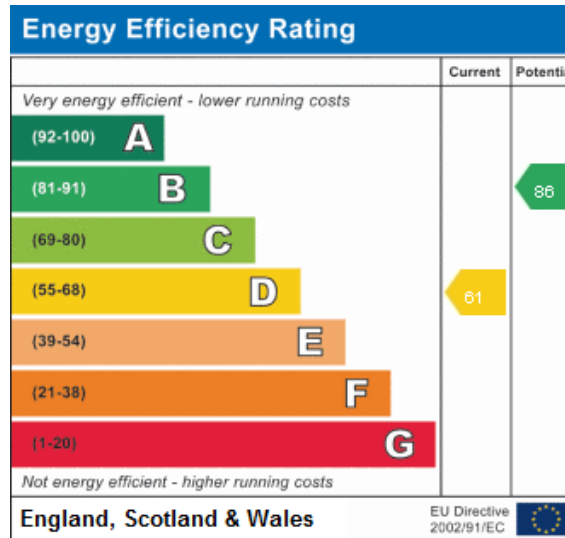
TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.

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: C
- Tenure:Freehold

EPC Rating



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