



Dyar Terrace | Winnington | CW8 4DN

EDWARD  
mellor



## Features

- A magnificent and Victorian period property
- Over 2000 sq ft of spacious accommodation
- 4 bedrooms and 5th bedroom/ study
- Long established and desirable location
- Close to both amenities and countryside

**BUYERS SEARCHING FOR A PERIOD HOME OF CHARACTER MUST LOOK NO FURTHER -** Immersed in history and built for ICI executives around 1890, this remains a fantastic Victorian home with many original features. This character house is to be sold for the first time in over 30

years and WILL undoubtedly appeal to a family. There are cellar areas ripe for conversion and gas central heating. Comprising hall, lounge, dining room, living room, breakfast kitchen and additional kitchen, vestibule, utility room and W.C. A staircase rises to the first floor with a landing and roof

window adding natural light. There are 4 double bedrooms, study or bedroom 5 and bathroom with shower space. There is a well tended mature garden to the front and an enclosed secluded rear courtyard garden.



This property is well situated in a no through road and belongs to a long established part of Winnington standing about one mile from Northwich town centre. The town offers a great choice of shops and stores, multiplex cinema, memorial court with swimming pool/gym, bars/restaurants and a Waitrose supermarket against a picturesque marina. Winnington has a convenience store, primary school, medical centre Moss Farm sports complex with rugby club and Winnington Recreational Club with bowling greens and cricket club. Just a 5 minute drive will lead to Anderton Nature Reserve and Marbury Park offering miles of delightful countryside walks and cycle rides.

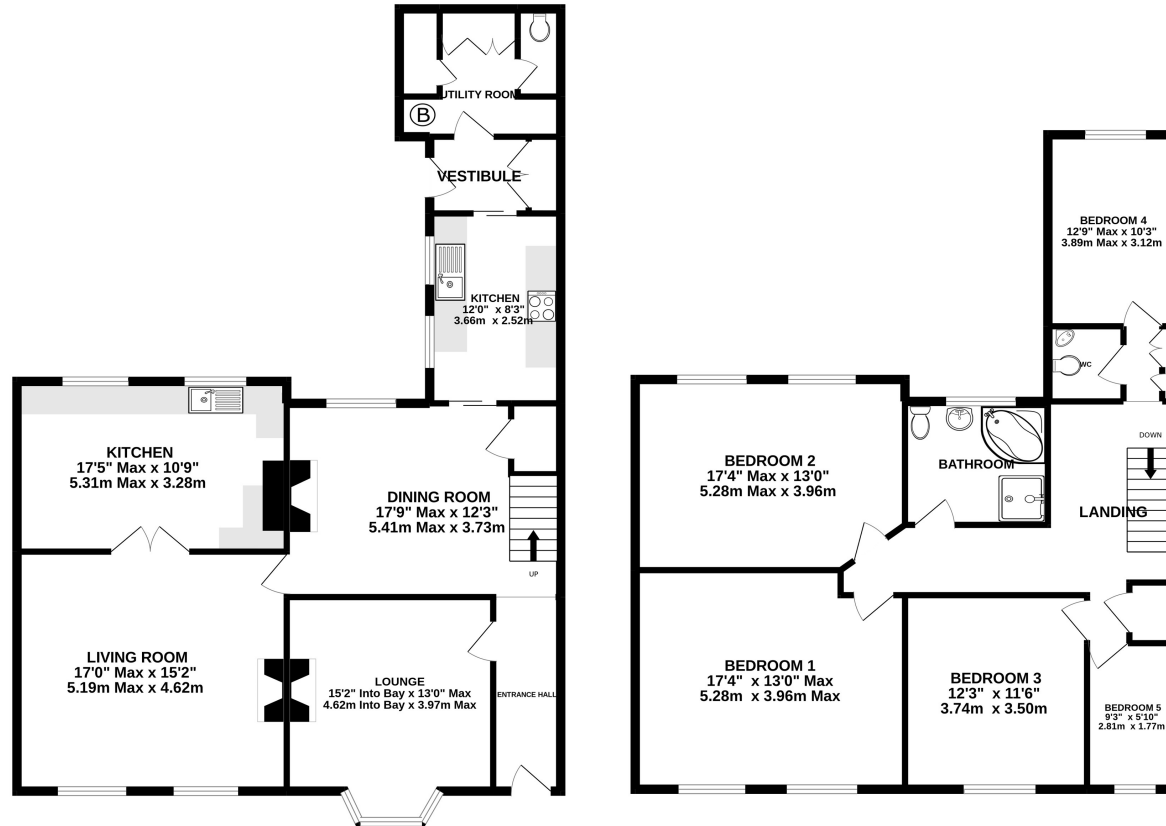
**SERVICES:** All main services are all connected. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE** We advise prospective purchasers that none of the fittings or services have been tested and are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - D- Energy Efficiency Rating- D

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.

1ST FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 sq.m.) approx.

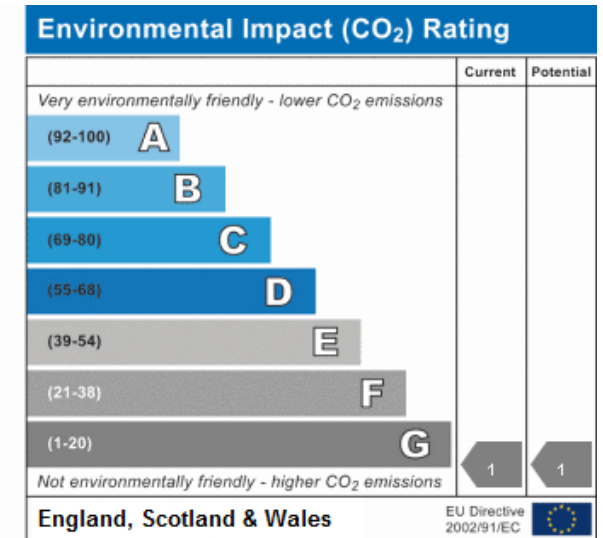
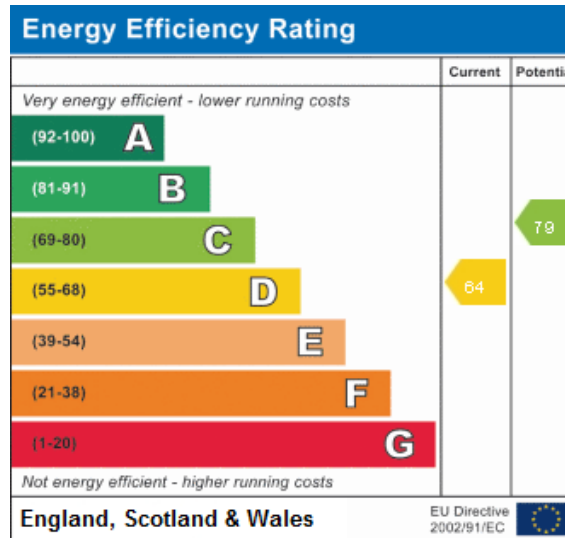
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2022

## 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



*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.*