



Alan Street | Northwich | CW9 7AQ

EDWARD  
mellor



## Features

- A CHAIN FREE PURCHASE
- Attractive bay fronted 3 bed property
- Fitted kitchen and upgraded bathroom
- Gas central heating and PVCu double glazed
- Off road parking and excellent workshop

READY TO MOVE INTO WITH NO CHAIN - This is a traditional and superbly presented property with an attractive double bay front. There is the advantage of OFF ROAD PARKING at the rear via secure double gates. Alternatively this area is nicely brick paved and can be used as a private garden space. Also with a FANTASTIC

WORKSHOP which can be used for a variety of purposes. The house is beautifully appointed throughout and features include gas central heating with new combi boiler, PVCc double glazing together with kitchen and bathroom upgrades. The accommodation comprises enclosed entrance porch with double doors

through to an entrance hall, lounge with bay, open plan kitchen/diner, the kitchen is well equipped with a range of integrated appliances, and enclosed rear vestibule. To the first floor there are three bedrooms or one as a home office and a fully tiled bathroom with shower fitted. BOOK YOUR VIEWING EARLY FOR THIS PROPERTY



The house commands a long established position with a pleasant open rear aspect. This is a very popular location within easy walking distance of the town centre which provides a comprehensive selection of shops and stores, Waitrose supermarket with pretty marina, cinema complex and a number of bars and restaurants. Closer still is a Tesco store and Northwich railway station which is on the Manchester to Chester line. The A556 is a short drive away and connects to the motorway network and many major commercial centres throughout the North West e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. There are schools for both age groups nearby.

**SERVICES :** Mains Water, Gas, Electricity and Drainage. **NOTE :** We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Cheshire Council. Council Tax Band B - Energy Efficiency Rating - Band TBC. **TENURE:** The property is Freehold and free from chief rent

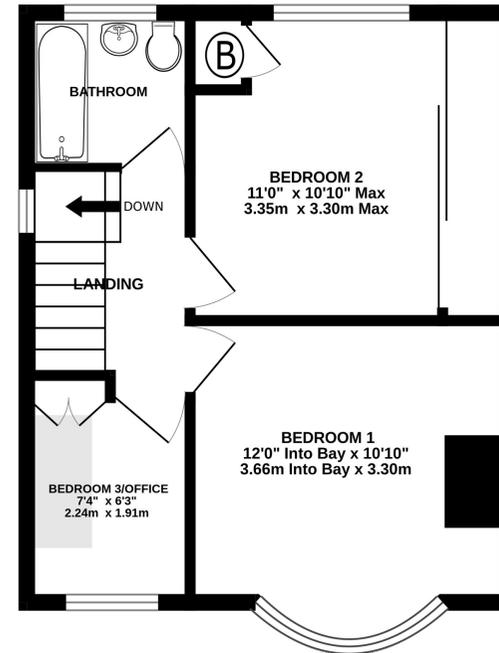
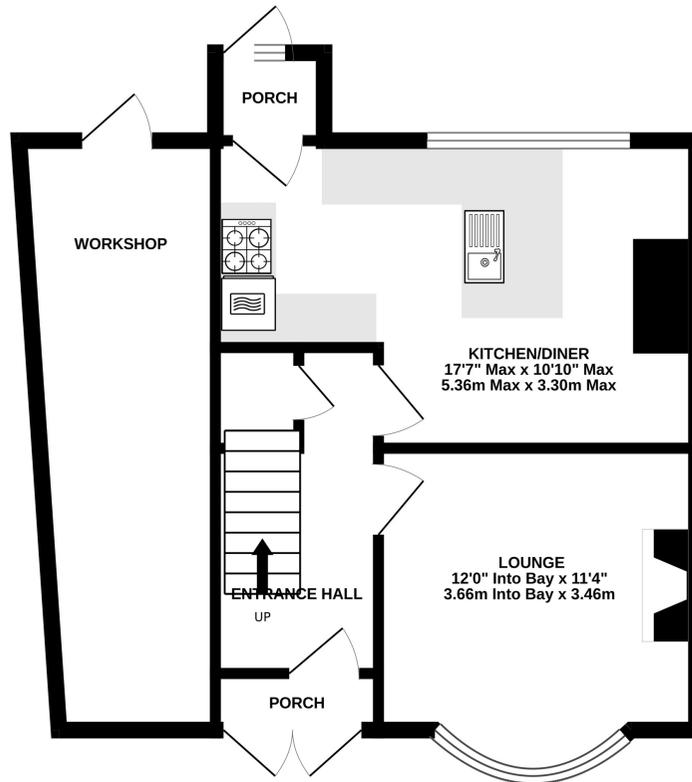


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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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