



Harper Close | Northwich | CW8 4SU

EDWARD
mellor



Features

- A lovely 3 bed en suite detached property
- Attractive lounge & superb dining kitchen
- Gas central heating & PVCu double glazed
- Garage & rear garden with sunny aspect
- Hidden away in a quiet cul de sac

This is a well presented detached property of a distinctive design with feature bay front which must be viewed to fully appreciate. With gas central heating and PVCu double glazing, the accommodation in summary comprises entrance hall, cloakroom, spacious

lounge and with a superb open plan fitted kitchen having a range of integrated appliances. On the first floor there is a master bedroom with en suite shower room, two further bedrooms and family bathroom. Outside there a garage and driveway

giving more off road parking. There are fully enclosed gardens at the rear which enjoy a sunny aspect. There is also an enclosed fenced garden space to the front with artificial grass.



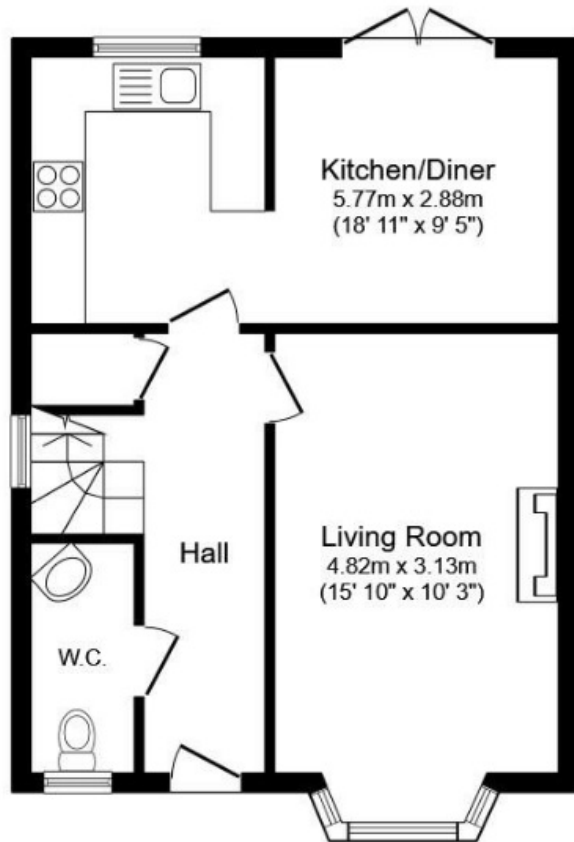
The property occupies a lovely position within a cul de sac and is well situated in a much-favoured location around 1.5 miles away to Northwich town centre. Amenities includes shops, national chain stores, bars and restaurants, multiplex cinema, and a Waitrose against pretty marina. Within the immediate area there is the locally well known Weaver Vale garden centre, parade of shops includes a convenience store and vets, primary school and medical practice. Leisure activities nearby include Moss Farm sports complex with all weather football surfaces and rugby club plus Winnington Rec with cricket, bowls and snooker clubs For countryside Anderton Nature Reserve and Marbury Country Park are just a 5-minute drive perfect for walkers and cyclists. For commuting the A49 is a 10 minute drive and connects with the M56 and several commercial centres in the north-west e.g. Manchester Airport, Manchester, Liverpool Chester, and Warrington.

SERVICES: Mains water, gas, electricity, and drainage. **TENURE:** The property is leasehold. The lease term is perpetual over 999 years starting from 14th August 2014, 988 years remaining. **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 D : Energy Performance Rating B.

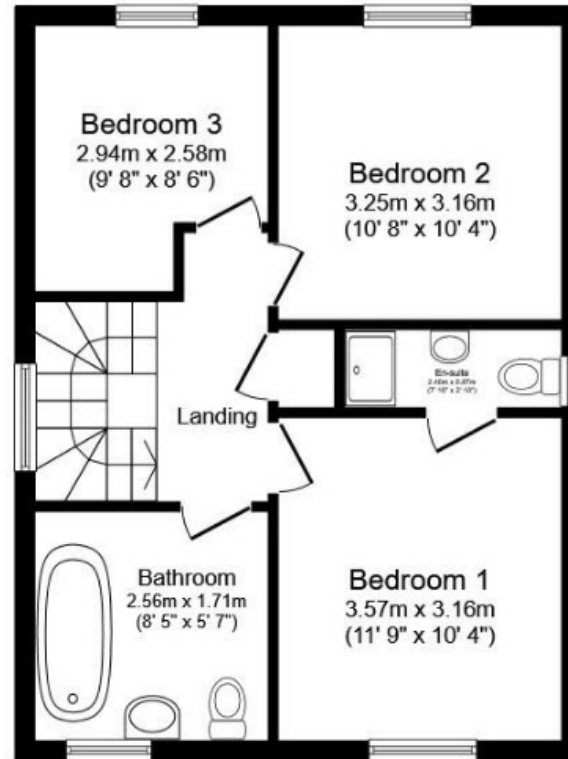


FLOOR LAYOUT

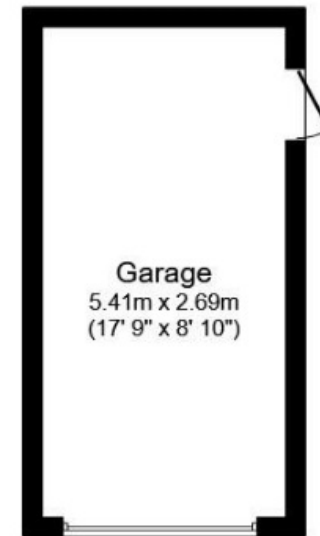
Not to Scale - For Identification Purposes Only



Ground Floor



First Floor

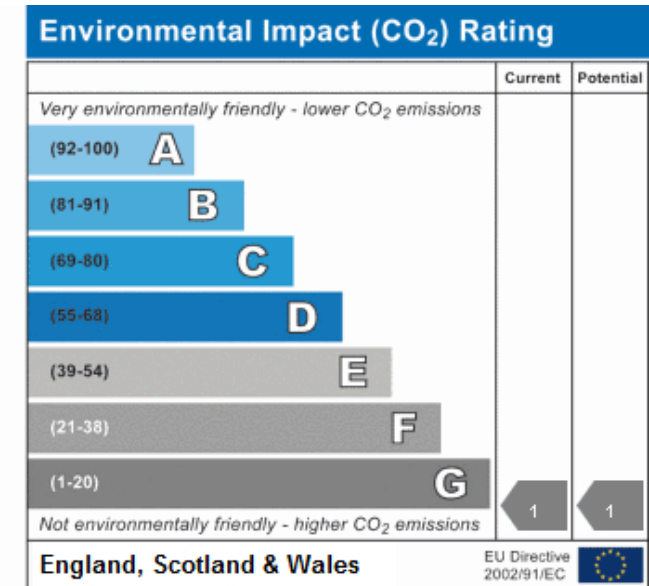
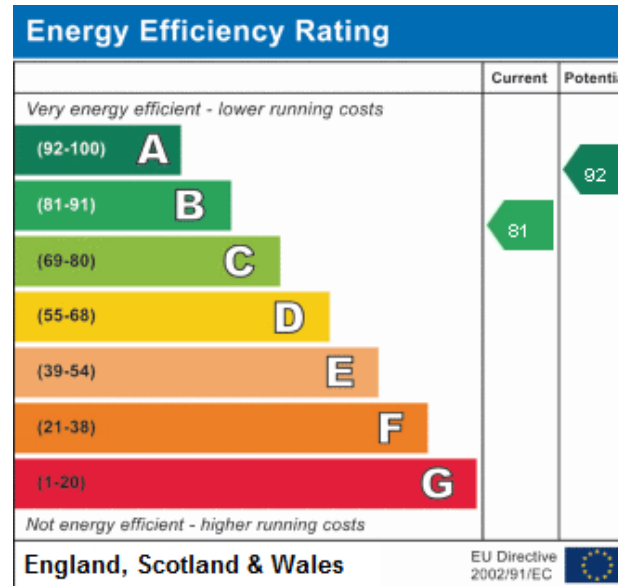


Garage

Important Information

- Council Tax Band: D
- Tenure: Leasehold
- Years Remaining on the Lease : 988 Years

EPC Rating



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