



Lime Court, Lime Avenue | Northwich | CW9 8DR

EDWARD
mellor



Features

- A spacious 3 storey family semi-detached
- With 4 double bedrooms and 3 bathrooms
- Attractive lounge and dining kitchen
- Garage, driveway and private garden
- Short walk to top rated school and college

To be sold for the first time in 25 years, this is a beautifully presented semi-detached house with a spacious family layout arranged over 3 floors. REFER TO FLOOR PLAN. With gas central heating & PVCu double glazing, the versatile accommodation begins porch, entrance hall, lounge with double doors opening onto a secluded low

maintenance garden having Indian stone paving, dining kitchen with integrated appliances to include double oven, induction hob and fridge, and a shower room. To the first floor there is an impressive master bedroom with en suite, two further bedrooms and recently upgraded bathroom with separate shower. The second floor

gives a fantastic 4th bedroom with 2 large roof windows adding natural light and scope for en suite if required. There is also a walk-in boarded space perfect for storage and easy access. Outside there is an integral garage with potential to convert into living space and a block paved drive with parking for 3 cars.



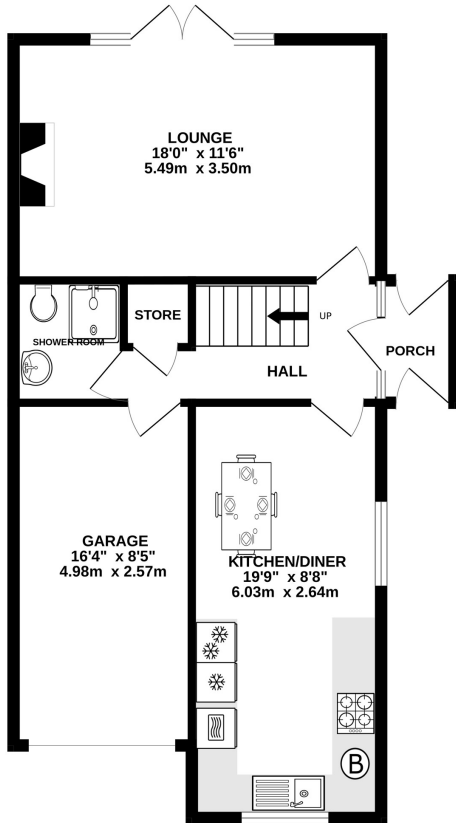
This house offers fantastic access to many amenities all within one mile making this location one of the most favoured in Northwich. To include the town centre with a wide choice of shops and stores, Waitrose supermarket against a picturesque marina, leisure centre with swimming pool and gym, bars and restaurants. For education both Leftwich County High School and Sir John Deane's College are nearby and are currently rated 'outstanding'. For commuting the A556 is just a 2-minute drive and connects directly with the motorway network giving daily access to several commercial centres e.g. Manchester and Manchester International Airport, Liverpool and John Lennon Airport, Warrington and Chester . For cyclists and walkers there is easy access to miles of delightful riverside walks.

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 D - Energy Performance Rating TBC

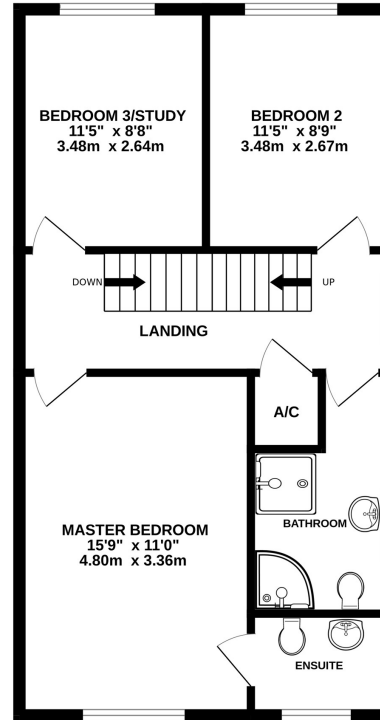
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

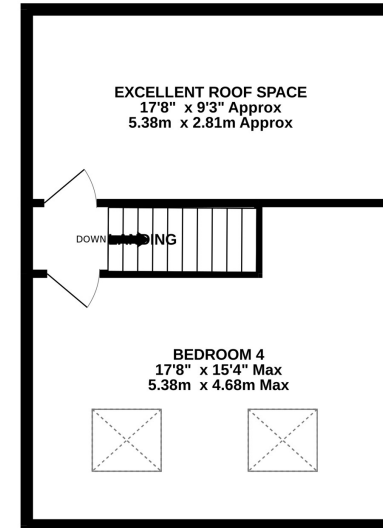
GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1654 sq.ft. (153.6 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: D
- Tenure:Freehold

EPC Rating

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