



Audlem Drive | Northwich | CW9 8SE

EDWARD
mellor



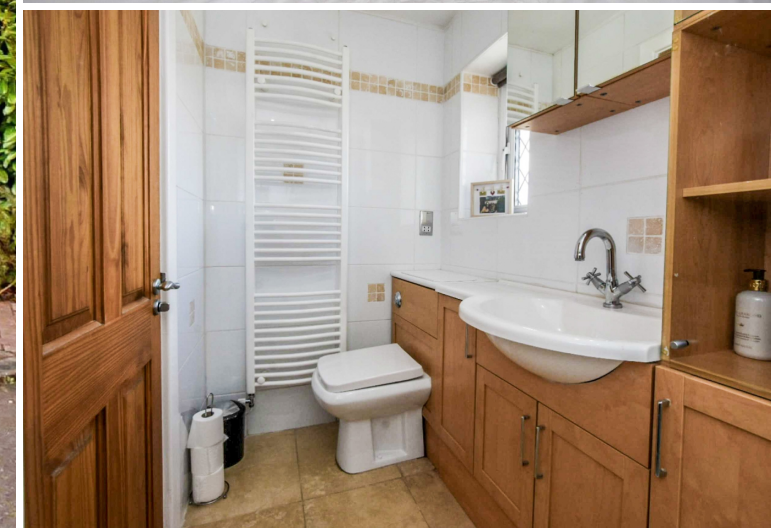
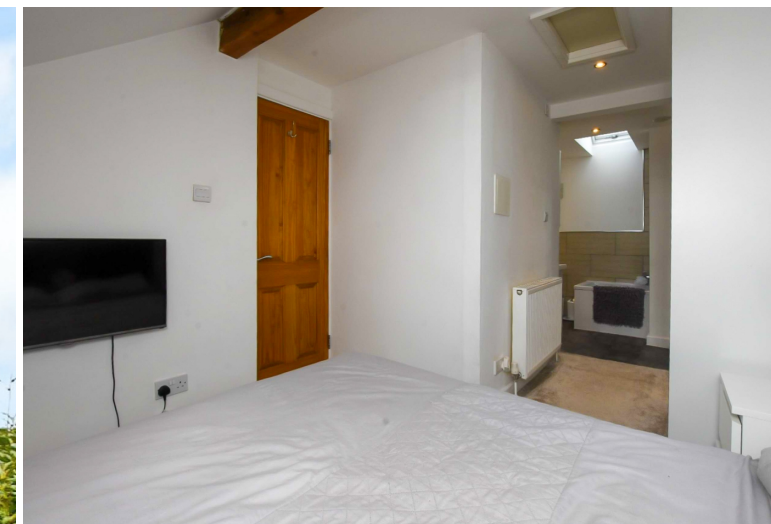
Features

- An attractive and extended semi detached home
- Beautifully presented throughout
- With 2 bedrooms and 2 bathrooms
- Gas central heating & PVCu double glazing
- Large garage and gardens

This is a thoughtfully designed and superbly extended semi detached home which offers a deceptively spacious and really interesting layout. Enjoying gas central heating and PVCu double glazing having a lovely

open plan dining kitchen and a well proportioned lounge with study area and cloakroom. To the first floor there is master bedroom with fitted wardrobes through to an en suite bathroom, bedroom two and a shower

room. Outside with an excellent garage/workshop with extra room and private drive. The gardens have been landscaped to include an Indian stone patio.



The property occupies a splendid position within a quiet no through road and forms part of a much favoured and well established location. Within close proximity is town centre which offers a great selection of shopping facilities including a Waitrose supermarket against a picturesque marina. There are also a number of bars and restaurants, multiplex cinema and a memorial court with swimming pool and gym. This area is also perfect for the business commuter as the A566 is within easy reach and connects to the motorway network and several commercial centres in the north west. Worth mentioning is the close proximity of delightful open countryside and many walks and cycle rides freely available.

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 C

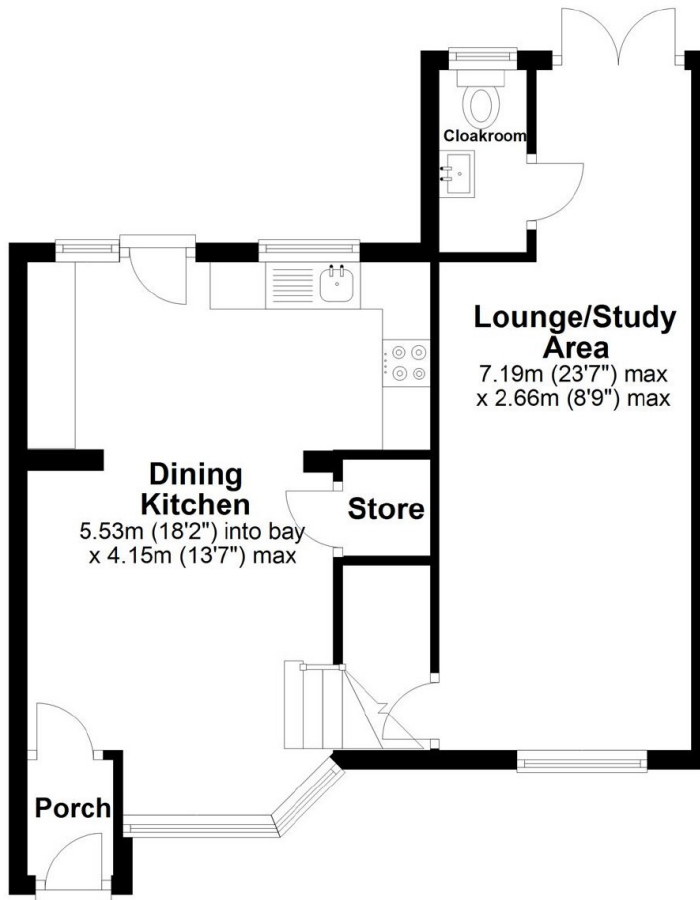


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

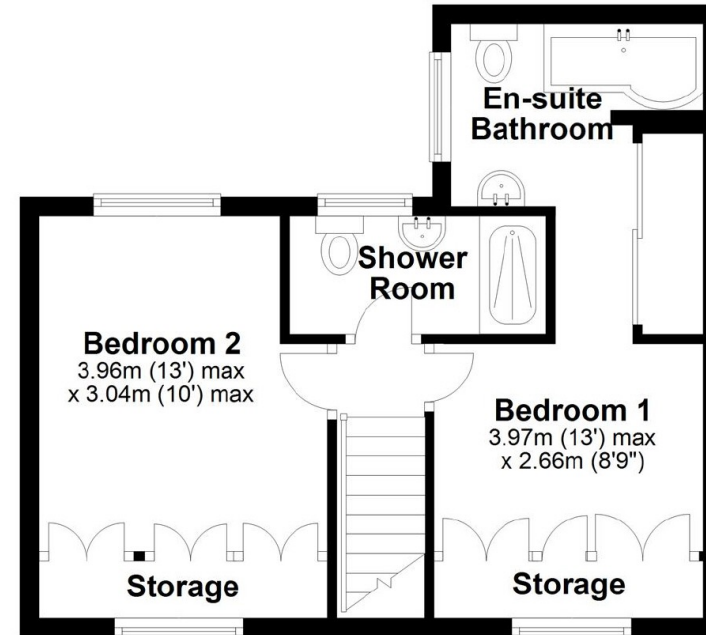
Ground Floor

Approx. 44.2 sq. metres (475.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)

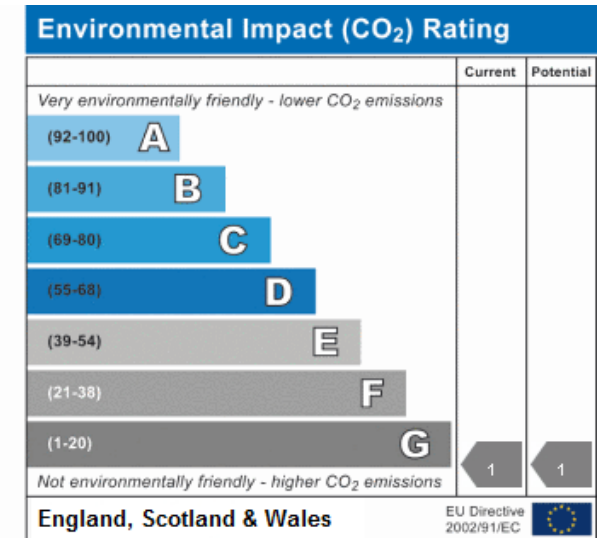
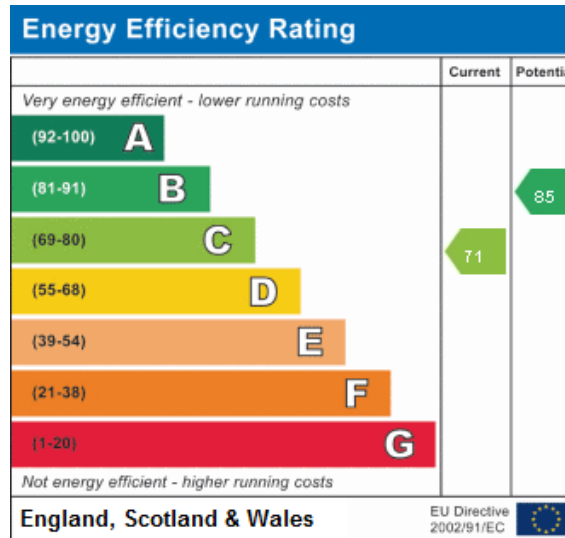


Total area: approx. 79.4 sq. metres (854.1 sq. feet)

Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
 T: 01606 455 14
 E: northwich@edwardmellor.co.uk



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