



Magdala Place | Northwich | CW9 7BW

EDWARD
mellor



Features

- Great location near to town
- A traditional 2 bed end of terrace
- Gas central heating and PVCu double glazing
- 2 reception rooms and refitted kitchen
- No chain

Magdala Place is one of towns little known backwater locations. This is a modernised and traditional end of terrace house which enjoys the benefits of gas central heating with combi boiler and PVCu double glazed

windows and doors. In summary the layout which requires some cosmetic improvement comprises lounge with the focal point of a wood burning stove, attractive living room through to a kitchen with integrated appliances.

To the first floor there are two bedrooms which are both accessed from a landing area together with a bathroom with separate shower enclosure. Outside there is a rear garden with a timber garage or store.



The house commands a long established position in a little known backwater of Northwich 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. Northwich railway station is just a 2 minute walk and is on the Manchester to Chester line. The A556 is a 5 minute drive 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.

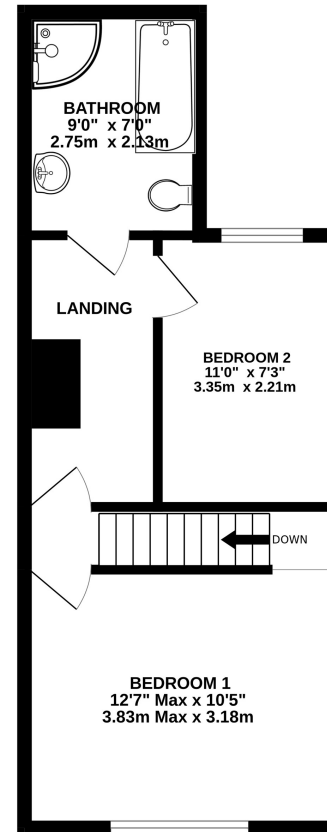
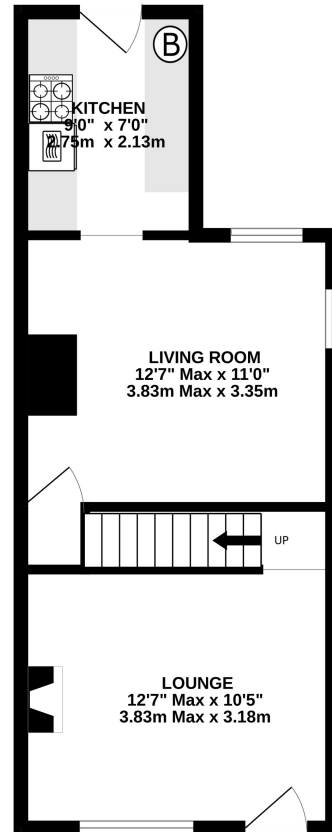
SERVICES : Mains Water, Gas, Electricity and Drainage. **NOTE :** We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Cheshire Council. Council Tax Band A - 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
355 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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: A
- Tenure:Freehold

EPC Rating

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