



Naylor Court | Northwich | CW9 5JS

EDWARD  
**mellor**





## Features

- A superbly appointed one bed town property
- Gas central heating and PVCu double glazing
- New gas combi boiler installed
- With an upgraded bathroom and shower
- Attractive dual aspect lounge/diner

This is a well appointed property which has recently been the subject of much improvement. Features include gas central heating with a new combi boiler installed December 24. new PVCu

double glazed windows and fully tiled replacement bathroom with shower. In excellent decorative order comprising entrance porch with storage, entrance hall, attractive dual aspect lounge/diner

and kitchen. On the first floor there is a double bedroom with wardrobe space, bathroom and landing area with 2 more storage spaces. Outside there is residents parking available.





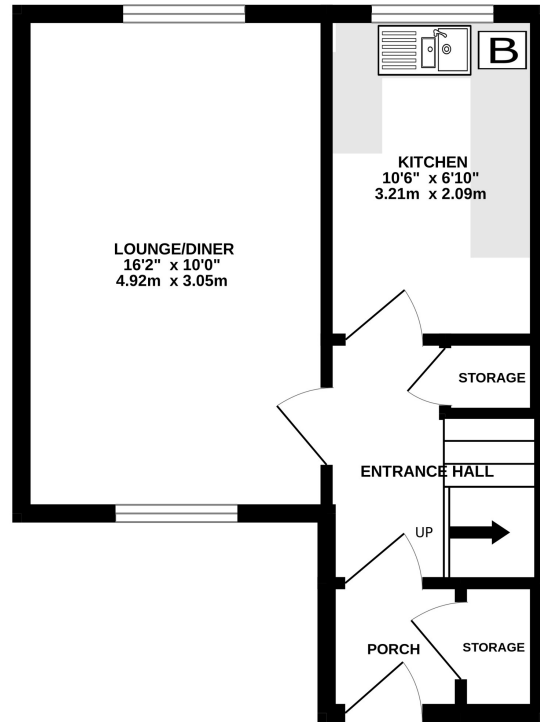
This property is conveniently situated just a short 2 minute walk into Northwich town centre with all of its amenities. These include a comprehensive range of shops and stores, Waitrose supermarket against the pretty Northwich marina, bars/restaurants, Barons Quay shopping complex with multiplex cinema and memorial court with swimming pool and gym. Worth mentioning that also a short walk away is access to miles of delightful riverside walks and cycle rides. The extremely well kept Verdin and Vickersway Parks are also in walking distance.

SERVICES : All main services are connected. TENURE : The property is Freehold and free from chief rent. NOTE : None of the services of fittings have been tested. Buyers are advised to obtain their own independent reports. ASSESSMENTS : Cheshire West and Chester Tax Band A- Energy Efficiency Rating Band TBC

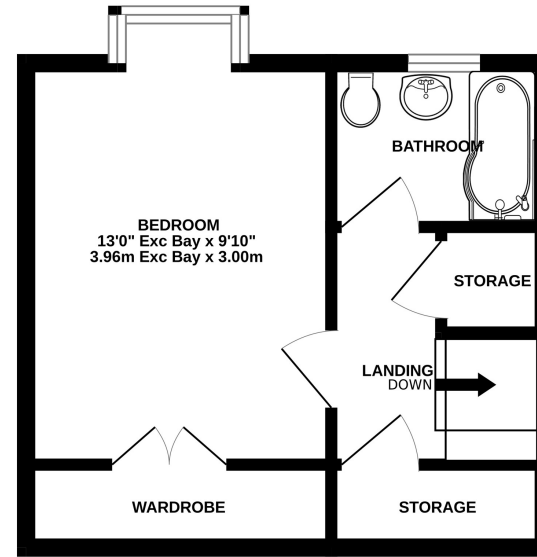
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

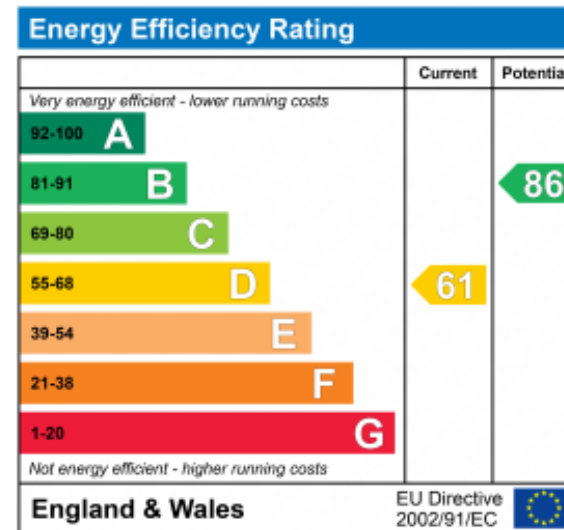


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

## Important Information

- Council Tax Band: A
- Tenure:Freehold

## EPC Rating



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



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*