



'Southfield' Carlton Road | Northwich | CW9 5PN

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- A character 1920s built detached house
- Stunning entrance hall with oak staircase
- 2 reception rooms with parquet floors
- 3 double bedrooms and bathroom

Southfield is a quintessential example of a detached house built in the 1920s, a period known for its distinctive architectural styles and craftsmanship. The property features quality red engineering brick across all elevations adding further aesthetic appeal. Being sold for the first time since 1976 indicates this once family home has

been cherished and enjoyed over many years. Buyers interested in character homes will appreciate the original features such as the wide oak turned staircase with panelling and parquet flooring to the hall and 2 reception rooms. With scope to improve for the next generation, planning consent was granted in 2003

for a 2 storey extension which would require resubmission.. Porch, lovely entrance hall, lounge and dining room with dual aspects, kitchen with quarry tiled floor, vestibule, freezer room, W.C., 3 double bedrooms and bathroom. Excellent off road parking and secluded gardens.



Witton Park is a quiet and long-established location and yet is just one mile to Northwich town centre with all its amenities. These include many shops and national chain stores, Waitrose supermarket with a picturesque marina, bars/restaurants, and memorial court with swimming pool and gym. Within walking distance is the locally well-known Vickersway Park/Roker Park with children's play area, well-kept gardens, tennis courts and putting green. Northwich railway station is less than one mile away and is part of the Manchester to Chester line. The A556 bypass is 2.6 miles away and connects to the motorway networks and many commercial centres in the North West e.g. Manchester, Manchester International Airport, Liverpool, Chester and Liverpool.

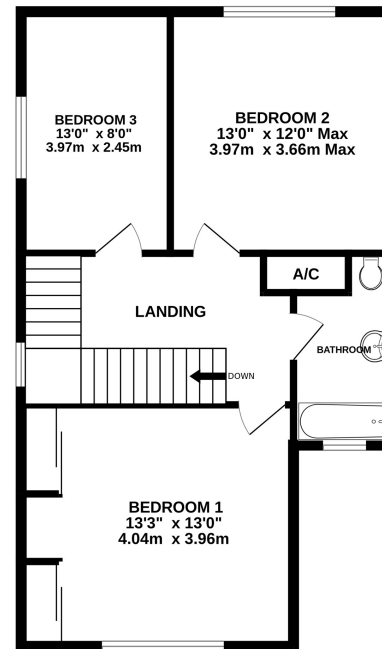
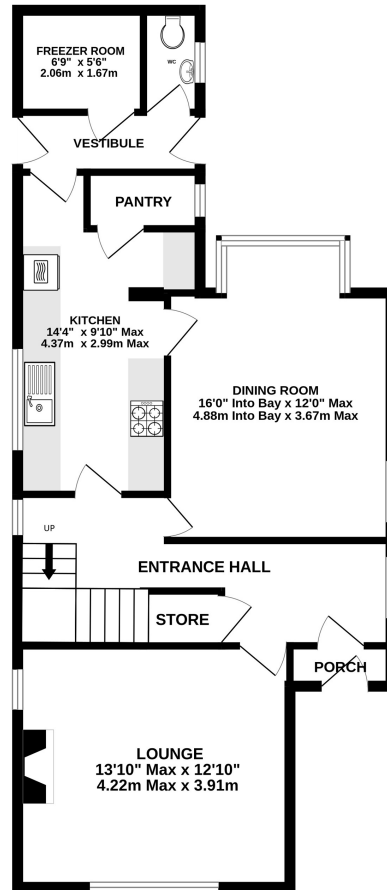
SERVICES: Mains water, gas, electricity, and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band E - Energy Performance Rating TBC

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 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: E
- Tenure:Freehold

EPC Rating

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



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