



Waystead Close | Kingsmead | CW9 8NN

EDWARD
mellor



Features

- A superb looking 4 bed 2 bath detached
- Garage and 2 car driveway
- Secluded rear garden of good size
- Gas central heating and PVCu double glazed
- Situated in a small favoured cul de sac

Front garden currently being landscaped

Of a most attractive design, this is a modern detached family house, enjoying the benefits of gas central heating and PVCu double glazed

windows. The well appointed accommodation begins with a welcoming entrance hall, giving access to a cloakroom, spacious lounge, dining room and fitted kitchen with a range of integrated appliances which leads to a utility room. On the first floor

there is a feature landing area with master bedroom having en suite shower room, three further bedrooms of good size and family bathroom. Outside there is a garage, two car driveway and larger than average fully enclosed mature garden.



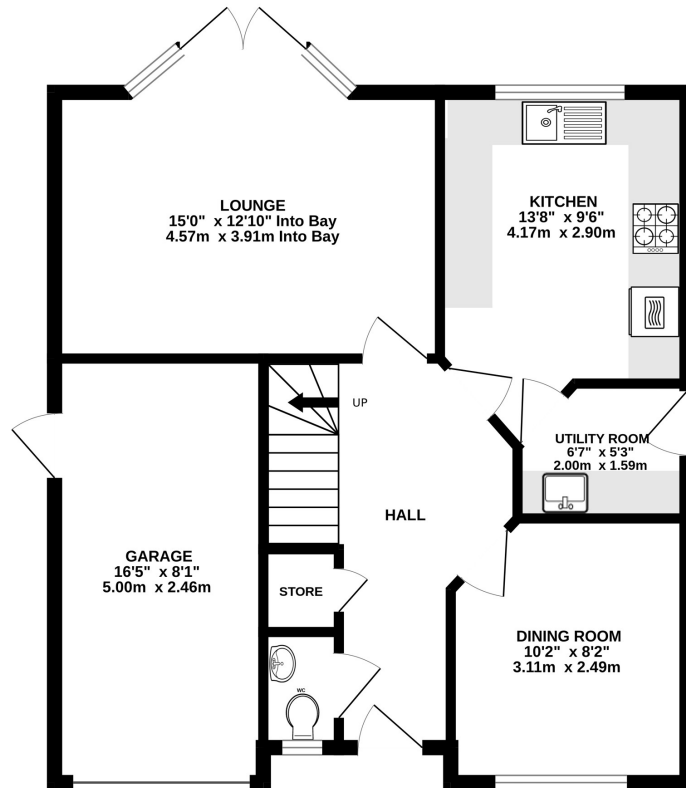
The property occupies a prime position on the highly sought after Kingsmead development and is just a short walk for local amenities which include a Tesco convenience store, Kingfisher public house, day nursery and a primary school rated outstanding. Furthermore in the catchment area and nearby is Leftwich County High School and Sir John Deanes College both rated outstanding. Notably and within a 5 minute walk there is access to miles of delightful riverside walks perfect for relaxation. Northwich town centre is one mile away and offers many shops and national stores, Waitrose supermarket next to a picturesque marina, bars/restaurants, multiplex cinema and memorial court with swimming pool and gym, The A556 bypass is well placed within half a mile and connects directly to the motorway network and several commercial centres throughout the north west.

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

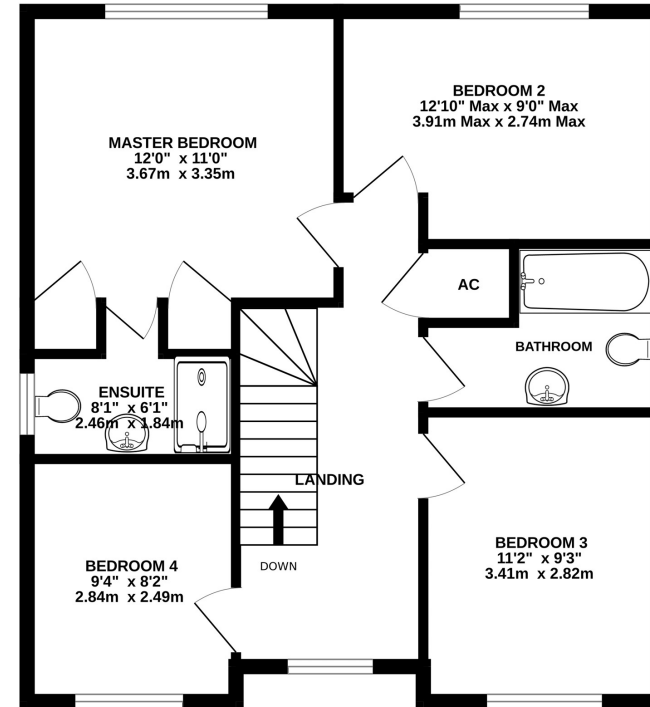
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

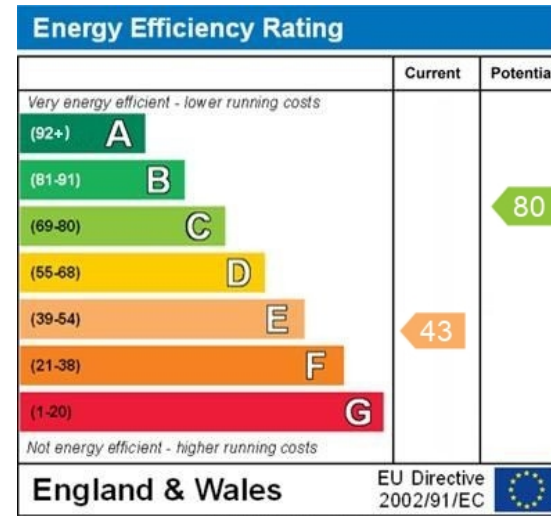


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

EPC Rating



WWW.EPC4U.COM

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.