



Lime Avenue | Northwich | CW9 8DU

EDWARD
mellor



Features

- A CHAIN FREE PURCHASE
- To be sold for the first time since 1984
- A detached family house with 4 bedrooms
- Garage and mature south west facing garden
- In a much sought after road in Northwich

To be sold for the first time in forty years, this is a spacious detached family which is perfect for the next generation of buyer. The house is well situated in a highly desirable road in Northwich where property rarely arrives for sale. With gas central

heating having new boiler fitted in June 24 and majority PVCu double glazing, the layout which offers potential to further update comprises entrance hall, dining room, lounge, kitchen and utility space which connects to the garage. To the first floor there are 4 bedrooms

of excellent size and bathroom. The property stands in a lovely mature plot with a feature garden which enjoys a sunny south west facing orientation. There is an 19ft garage, driveway and well tended front garden.



This house offers fantastic access to many amenities all within one mile making this location one of the most favoured in Northwich. To include the town centre with a wide choice of shops and stores, Waitrose supermarket against a picturesque marina, leisure centre with swimming pool and gym, bars and restaurants. For education both Leftwich County High School and Sir John Deane's College are nearby and are currently rated 'outstanding'. For commuting the A556 is just a 2-minute drive and connects directly with the motorway network giving daily access to several commercial centres e.g. Manchester and Manchester International Airport, Liverpool and John Lennon Airport, Warrington and Chester . For cyclists and walkers there is easy access to miles of delightful riverside walks.

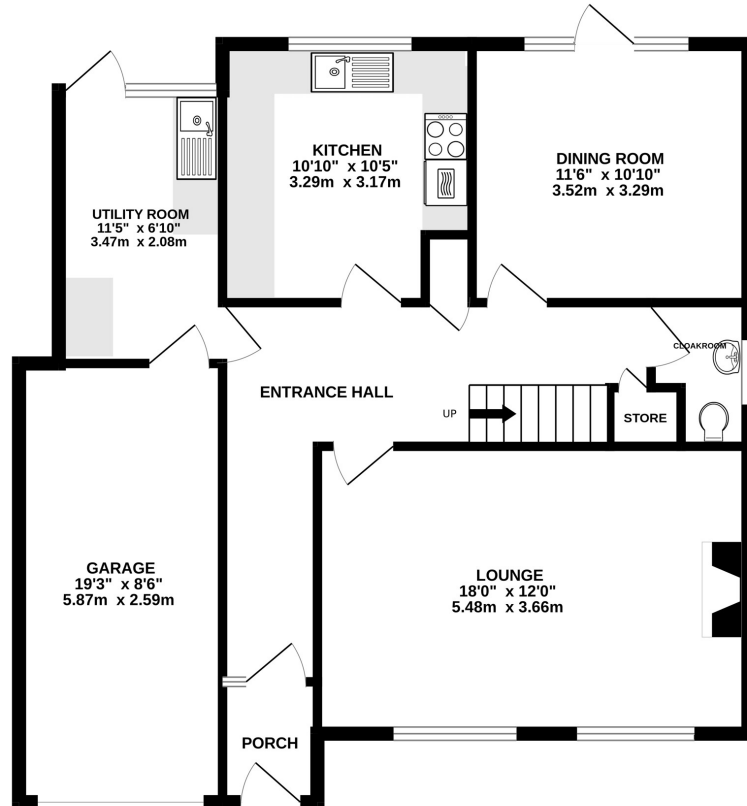
SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band E- Energy Performance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



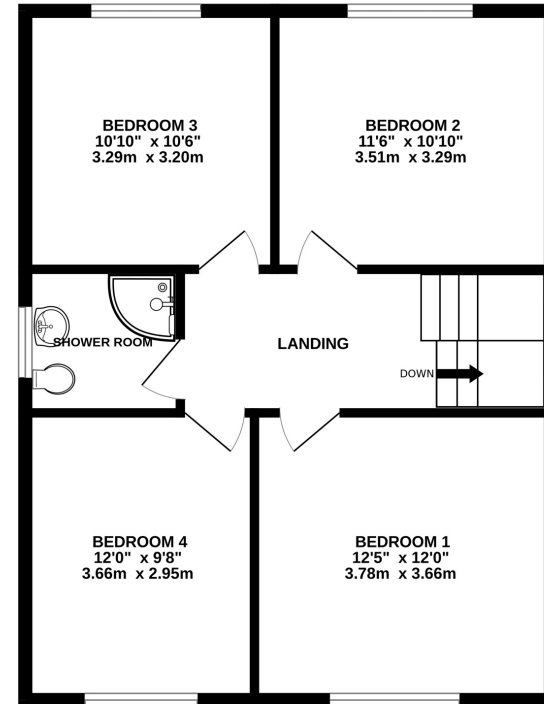
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 sq.m.) approx.

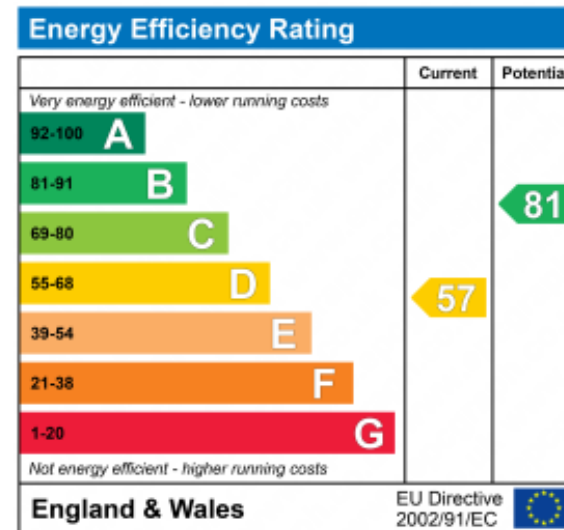
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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