



Braemar Avenue | Northwich | CW9 7BB

EDWARD  
mellor





## Features

- A 3 bed family semi detached property
- Impressive plot includes large rear garden
- Garage and excellent off road parking
- Gas central heating and PVCu double glazing
- In a well established and popular location

This is a semi detached family house which is situated on an impressive plot of 0.12 acre which allow fantastic scope to extend subject to the usual planning consent. With a garage, driveway giving ample off-road parking

and south facing rear garden. With gas central heating and PVCu double glazing, the accommodation which offers scope for further improvement comprises entrance hall, dining room, lounge, kitchen, porch with access to

W.C, utility area and large store room which could be converted and used for a variety of purposes. On the first floor there are three good sized bedrooms and a bathroom.





The property is part of a very popular and well established area just 1.3 miles away from Northwich town centre which offers many shops and national chain stores, picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. For commuting there is a railway station around 1 mile away which is part of the Manchester to Chester line. The A556 bypass is less than 5 minutes drive and leads to the motorway network and several major commercial centres throughout the North West. There are well rated schools in the area for both age groups. Northwich as a town has much green space including Verdin and Vickersway Parks. There is also easy access to delightful open countryside on the town perimeter with landmarks such as Marbury Country Park, Anderton Nature Reserve and Neumann's Flash.

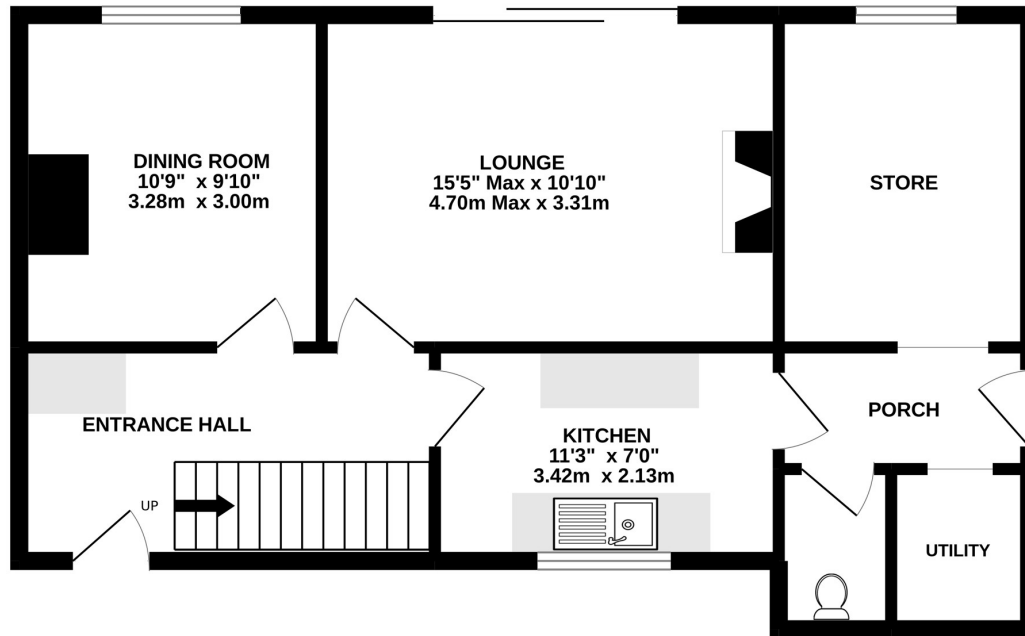
**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band B - Energy Efficiency Rating E



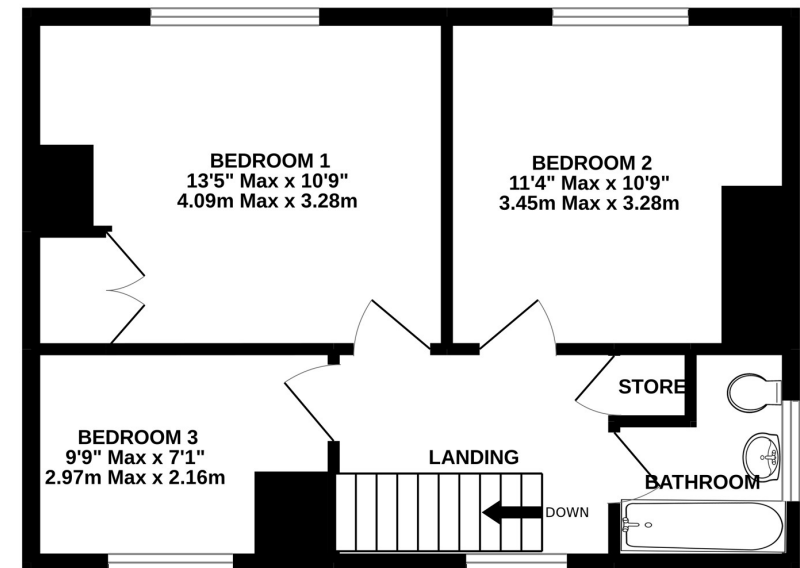
## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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.

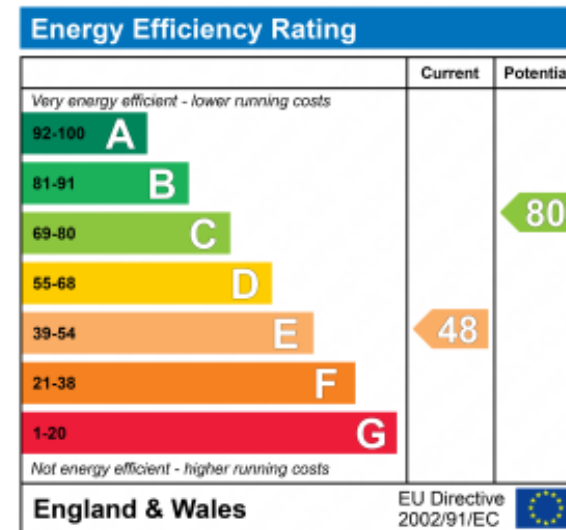
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## Important Information

- Council Tax Band: B
- Tenure: Freehold

## EPC Rating



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