



EDWARD  
mellor



Mornington, Runcorn Road | Little Leigh | CW8 4RU

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## Features

- With beautiful open views from the rear
- A well presented 3 bed semi-detached
- Garage and excellent off road parking
- A CHAIN FREE PURCHASE
- Easy access for A49 and motorway

'Mornington' is a distinctive bay fronted semi detached property built in 1934 which is to be sold for the first time in over 40 years. With oil fired central heating and majority PVCu double glazed, the spacious accommodation is very well presented throughout and yet offers a buyer scope to improve further if required. Comprising of a

welcoming entrance hall, lounge, dining room with square bay, and kitchen. To the first floor there are 3 bedrooms and a bathroom. There is access to a large roof space with excellent potential to convert subject to the usual building regulations. 'Mornington stands within an excellent plot of 0.12 acre which includes a

garage together with a driveway giving ample off-road. Connected to garage is a porch with access to a utility space and lean to building. A buyers attention must to drawn to the delightful rear garden which are good size and provide a high degree of seclusion and maturity. WITH NO FORWARD CHAIN.



The property occupies a splendid position in Little Leigh and enjoys lovely open views across farmland to both the front and rear. By fronting the A533, this gives immediate access to the A49 1.8 miles away which connects with the M56 motorway 5 miles. Northwich town centre is 2.7 miles away and provides a comprehensive range of shops and stores including a Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court. Stockton Heath is 8 miles distant. There are many local landmarks nearby for walkers and cyclists including Marbury Country Park, Anderton Nature Reserve and canal walks.

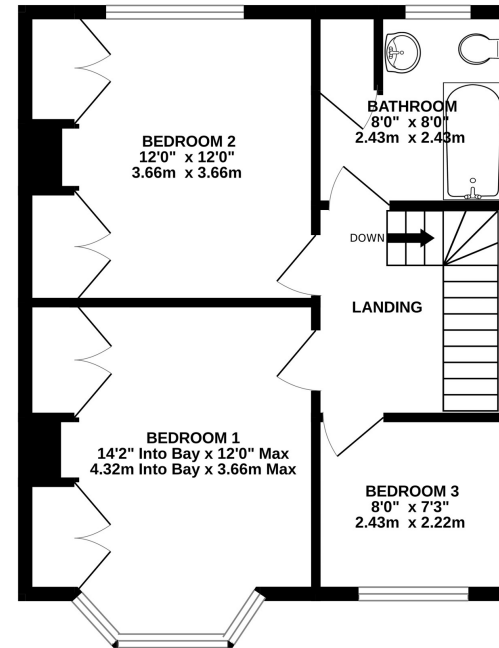
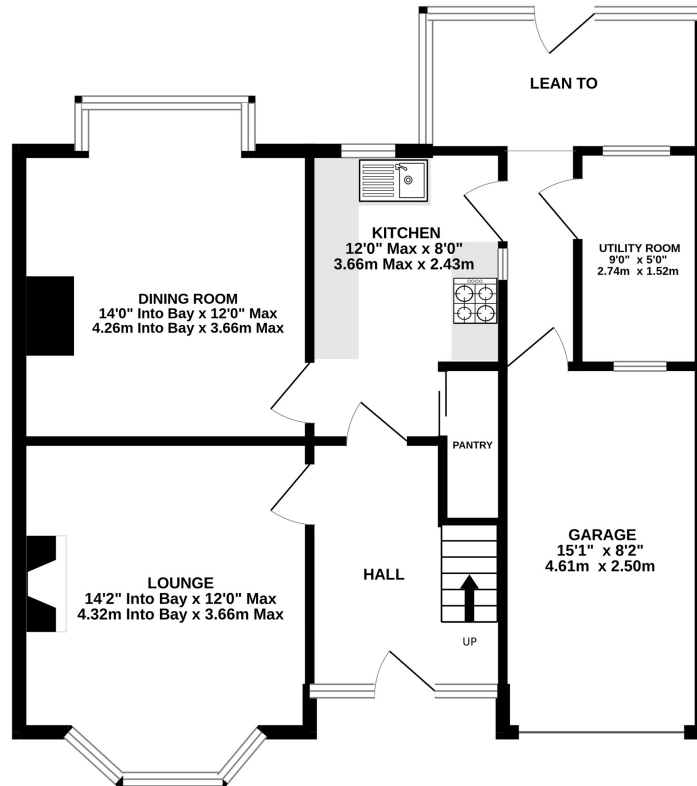
**SERVICES:** Mains water and electricity. Drainage is by septic tank. Oil fired central heating. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS** Cheshire West And Chester Council Tax Band C - Energy Performance Rating E

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.

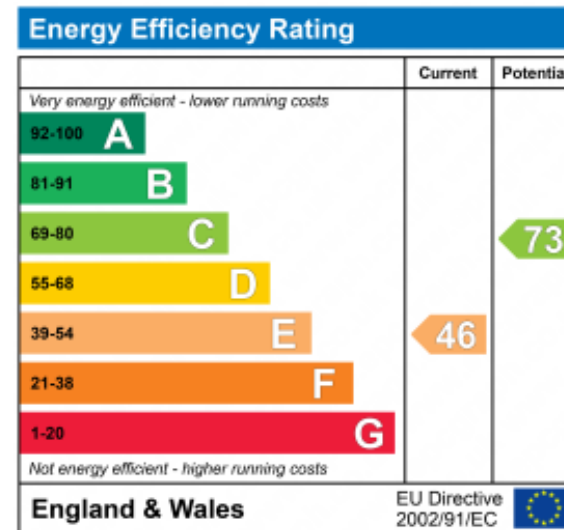
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## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating



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*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.*