



Manchester Road | Northwich | CW9 7NL

EDWARD
mellor



Features

- A spacious period property with 3 bedrooms
- 3 reception rooms plus cellars
- With great scope to further improve
- Large bathroom with separate shower
- Off road parkin and extensive rear gardens

Built in 1887 and know as 'Jubilee Terrace ' this Victorian bay fronted period property is perfect for a growing family with generous accommodation over 2 floors and with useful cellar areas. The full layout which offers excellent potential to further update

begins with an entrance hall, living room, dining room, large open plan sitting room/kitchen with access to cellars. The first floor has three good size bedrooms and a large bathroom with separate shower. If an extensive garden is important for a buyers

lifestyle, then this will no doubt be of appeal. The gardens which require a programme of maintenance enjoy much privacy and connect at the rear boundary with Wincham Brook. There is off road parking at the front.



The property commands a long established position within easy reach of Northwich town centre and all its amenities which include an excellent range of shops, leisure centre, picturesque marina and a number of bars and restaurants. Closer still is a retail park and Northwich railway station which is on the Manchester to Chester line. This is a perfect commuter base as the M6 motorway is just 3 miles away and connects to many major commercial centres throughout the north-west. In contrast there is easy access to delightful open countryside and within 5 minutes drive is a nature reserve known as Neumanns Flash which connects to Anderton and Marbury Country Parks. Around 6 miles away is the historic town of Knutsford with Tatton Park.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - C - Energy Efficiency Rating - E **TO VIEW** By appointment.

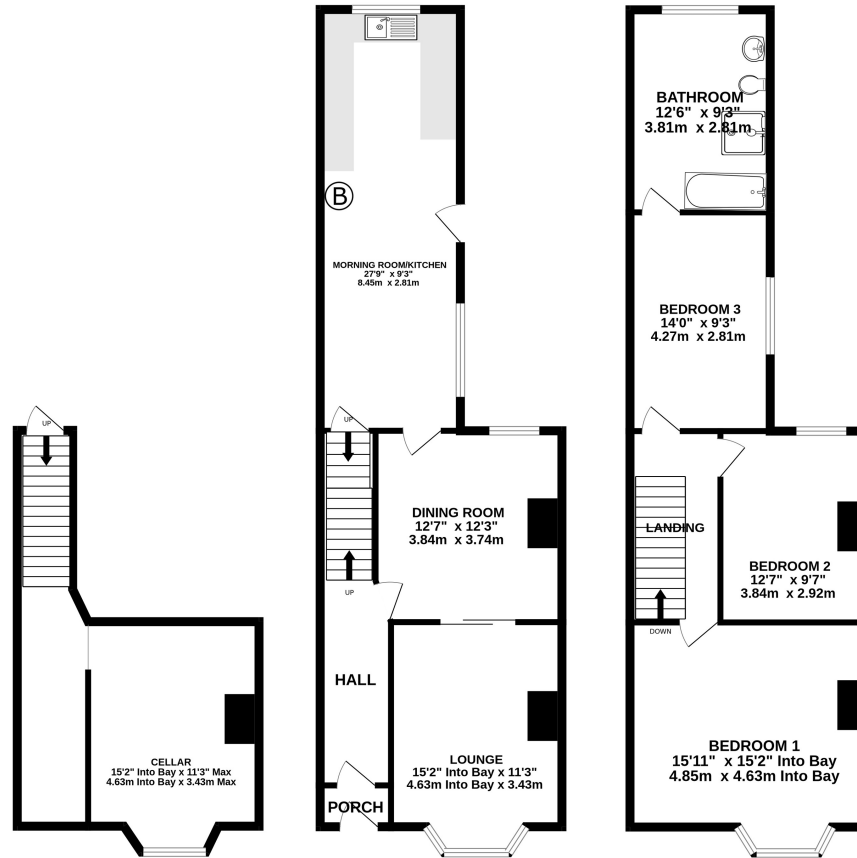
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

BASEMENT
264 sq.ft. (24.5 sq.m.) approx.

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



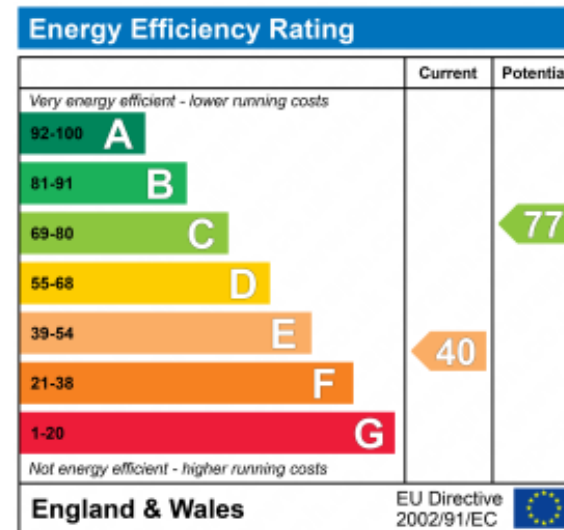
TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.

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: C
- Tenure:Freehold

EPC Rating



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