



Riverside Park | Northwich | CW8 1DS

EDWARD  
mellor



## Features

- WITH NO FORWARD CHAIN
- A well appointed modern detached bungalow
- With a private secluded garden
- 2 bedrooms and upgraded shower room
- Gas central heating and PVCu double glazing

In a much sought after and quiet location near to both town centre and fantastic riverside walks, 'Rose Bank' is an attractive detached bungalow with a well maintained interior and exterior. The bungalow is set within mature gardens which provide much seclusion. Additionally there is a garage for secure parking with extra

storage space together with a driveway. Upon entering the property there is an entrance hall giving access to a spacious lounge and impressive conservatory offering natural light perfect for relaxation with garden views. There is a dual aspect fitted kitchen with breakfast area, two bedrooms each with fitted wardrobes

and a superbly appointed and contemporary shower room. Overall, 'Rose Bank' is a splendid bungalow which we recommend a viewing to fully appreciate with the great advantage of no forward chain.



The property occupies a splendid position with a pleasant open aspect on the very popular backwater known as Riverside Park. While part of a quiet and well established community, Northwich town centre is just one mile away providing an excellent choice of shops and stores, Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. There are also local shops on nearby Castle Street for daily needs. Closer still and just a short walk will lead to Hunts Lock and the beginning of miles of beautiful river walks and cycle rides.

**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 C -Energy Performance Rating TBC

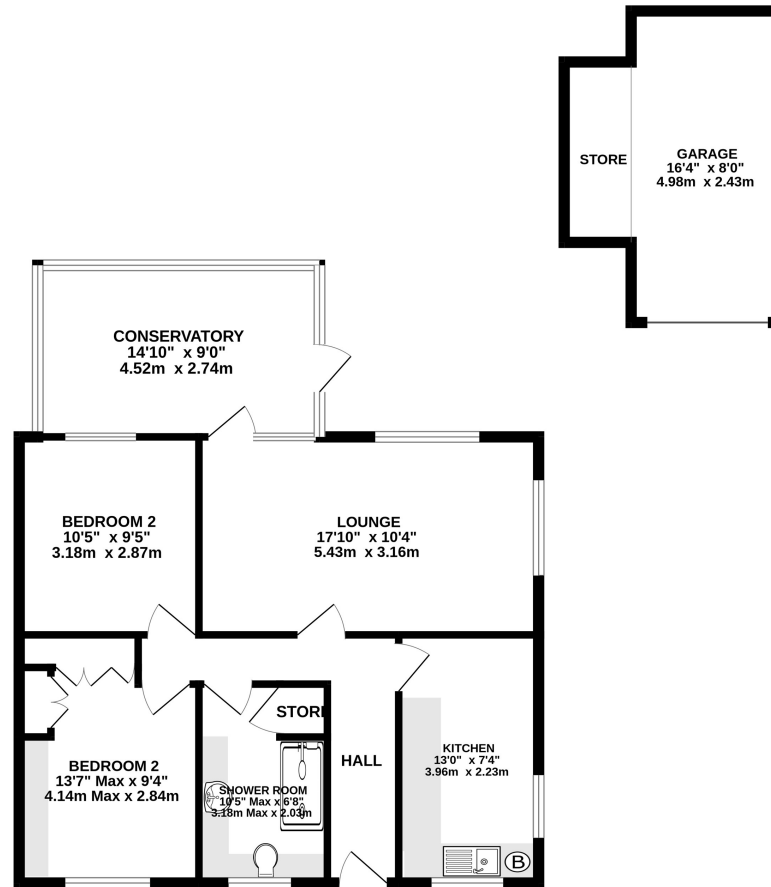


HUNTS LOCK 5 MINUTE WALK

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

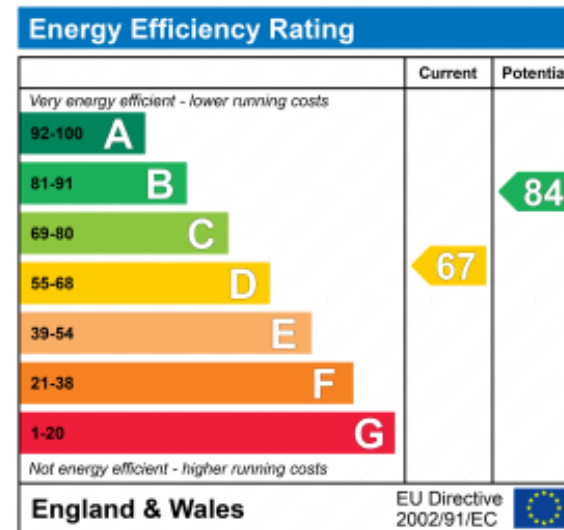
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## Important Information

- 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.*