



Seagrave Close | Kingsmead | CW9 8UR

EDWARD
mellor



Features

- A modern 3 bed 2 bath detached house
- With no forward chain
- Garage and rear garden of good size
- Cosmetic improvement required
- Quiet cul de sac in a much favoured area

WITH NO CHAIN. This a modern and attractive detached house with a garage, driveway and mature rear garden of good size with potential to extend subject to the usual planning consent. With gas central heating and

PVCu double glazing, the layout offers scope for further improvement which has been reflected in the price level. In summary comprising entrance hall, lounge, dining room and fitted kitchen with integrated appliances. To the first

floor there is a spacious master bedroom with en suite shower room, two further bedrooms and a family bathroom.



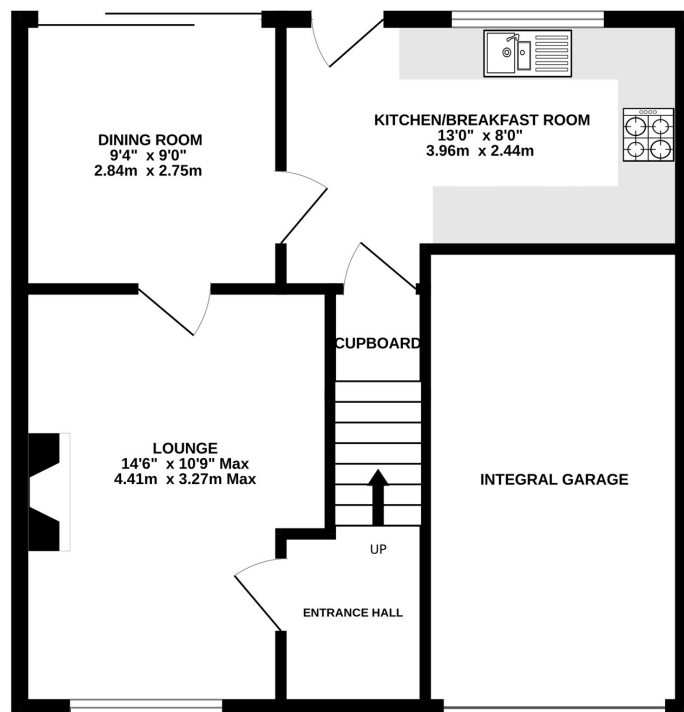
The property occupies a splendid position within a no through road and is very convenient for the highly regarded Sir John Deanes College. In addition nearby there is a primary school and Leftwich County high school both rated outstanding. Kingsmead is a highly sought after development and In just a short walk are local amenities which include a Tesco convenience store, Kingfisher public house and a day nursery. There is nearby access to miles of delightful riverside walks perfect for relaxation. Northwich town centre is 2 miles away and offers many shops and national stores, Waitrose supermarket next to a picturesque marina, bars/restaurants, multiplex cinema and memorial court with swimming pool and gym, The A556 bypass is well placed within half a mile and connects directly to the motorway network and several commercial centres throughout the north west.

SERVICES: All main services are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West & Chester Tax Band F - Energy Efficiency Rating Band D

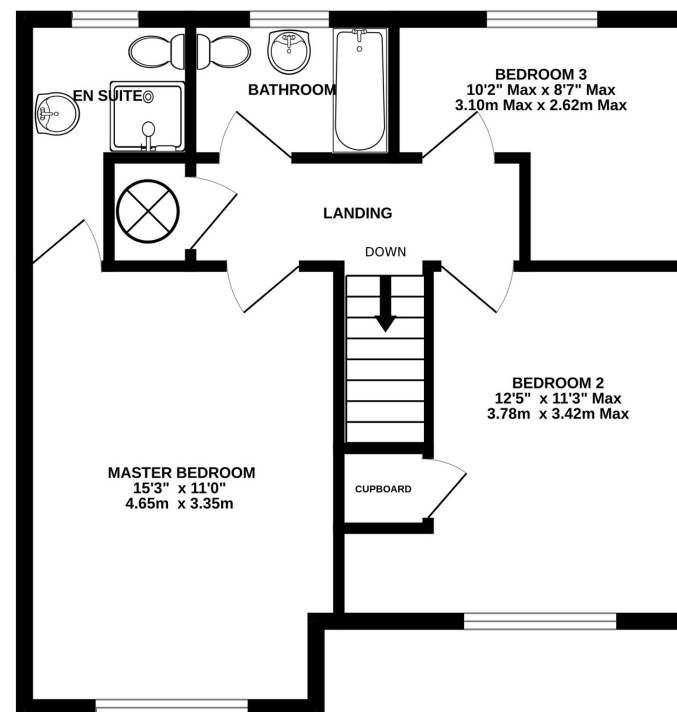
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.

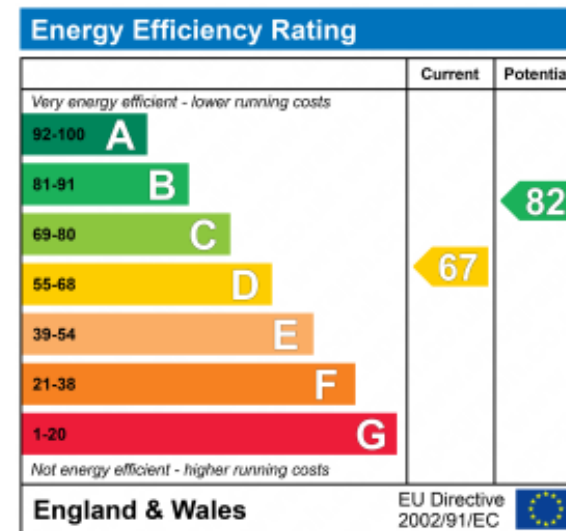
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2024

Important Information

- Council Tax Band: D
- Tenure: Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk



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.