



Littler View | Northwich | CW9 7LY

EDWARD
mellor



Features

- Well appointed 3 bed 2 bath semi detached
- Gas central heating and PVCu double glazing
- Excellent off road parking and garden
- Open plan fitted kitchen/diner
- Great location near to town centre

Perfect to move into right away, this is a beautifully presented and stylish semi detached house enjoying all the benefits of modern living. The superbly appointed accommodation enjoys the benefits of gas central heating with a combi boiler and PVCu double glazing and begins with a welcoming entrance hall, cloakroom, attractive lounge,

trendy open plan kitchen/diner equipped with an excellent range of integrated appliances. To the first floor there is a master bedroom with built in wardrobes and an en suite shower room, guest bedroom two which is also of double size, bedroom three which is currently used as a work from home space and a lovely bathroom with

shower and fixed rainhead. Outside there is the great advantage of a brick paved driveway providing double off road parking. A gated access leads to a feature fully enclosed garden space designed with low maintenance in mind and with two patio areas



The property is within a mile of Northwich town centre and closer still is a retail park and Tesco store. The town offers a comprehensive range of shops and national chain stores, pretty marina, memorial court with swimming pool/gym, multiplex cinema and a number of bars/restaurant. This is an ideal commuter base as the A556 is nearby and leads to the M6 motorway 4.9 miles connecting to many major commercial centres throughout the north-west including Manchester Airport, Manchester, Liverpool, Chester and Warrington. Northwich railway station is in walking distance and is on the Manchester to Chester line. In contrast there is easy access to delightful open countryside and within 2 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.

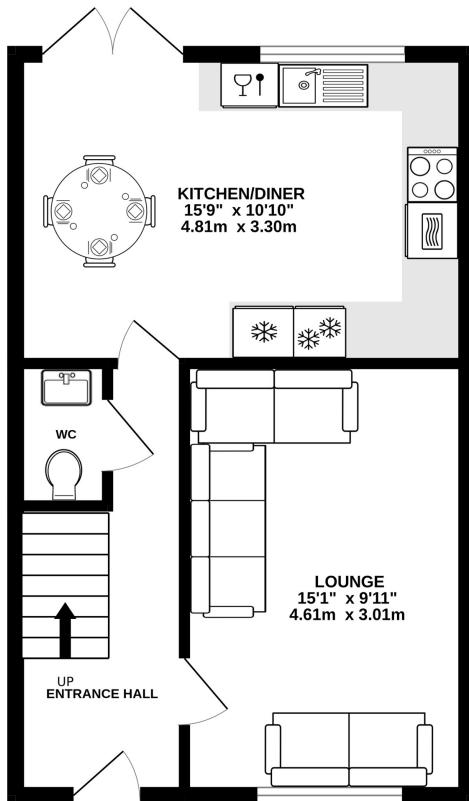
SERVICES : Mains water, gas, electricity and drainage. **TENURE:** We are informed that the property is Leasehold with a perpetual lease of 999 years with 871 years remaining **NOTE:** Prospective purchasers should be aware that none of the services or fittings have been tested. We advise that independent reports are obtained.

ASSESSMENTS : Council Tax Band C - Energy Efficiency Rating C

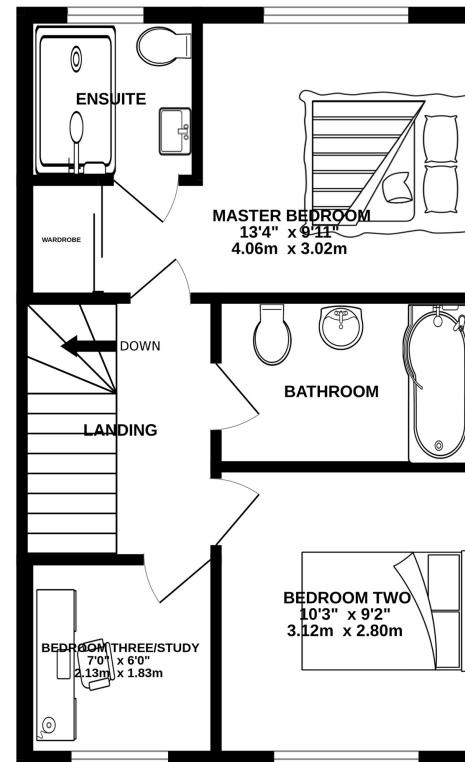
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

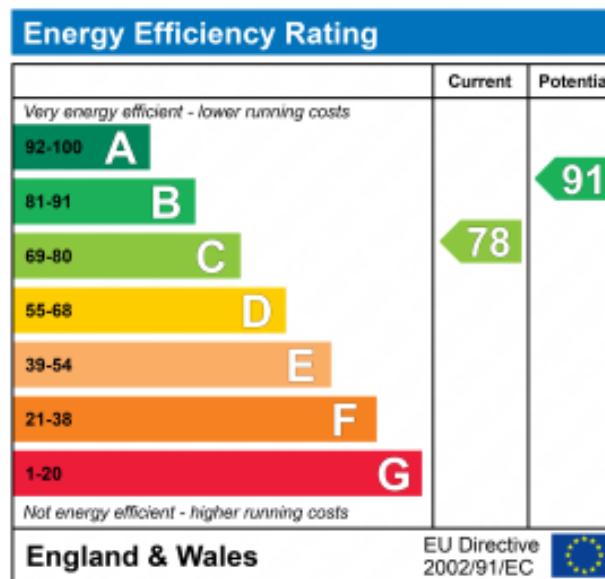


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: Leasehold
- Years Remaining on the Lease : 871 Years

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.