



Woodward Street | Northwich | CW8 3NQ

EDWARD  
mellor





## Features

- A charming and unique cottage property
- Thoughtfully extended and superbly appointed
- 2 double bedrooms and 2 bathrooms
- Garage/car port and secluded garden
- Cobbled street setting in conservation area

With an abundance of charm and character, this is an extended end of terrace property steeped in history where the original building, once a farmer's cottage is around 200 years old. Today the property retains many traditional features together with the comforts of modern living. With gas central heating having a combi boiler

and double glazed windows, the beautifully presented layout has a cosy living room with beamed ceiling and wood burning stove, impressive kitchen/diner with underfloor heating, range of integrated appliances, central island with breakfast bar and dining space, inner hall with study. On the first floor there is a master bedroom with a

feature lofted ceiling and en suite shower room and guest bedroom two with adjoining bathroom. Outside there is an excellent garage/carport with space for two vehicles. There is a fully enclosed and secluded low maintenance garden with paved areas to one side and rear and a sunny south facing aspect.





Nestled at the end of Woodward Street, the cottage is part of a desirable cobbled road in the heart of Weaverham's unspoilt conservation area. Within easy walking distance there is a parade of shops providing essential needs including a Tesco and Co-op store, doctor's surgery and a community centre with library. There are schools for all age groups nearby including Wallerscote Junior, Forest Street Primary and Weaverham High. The A49 runs along the edge of the village and links to the motorway network and several commercial centres in the North West e.g. Manchester, Manchester International airport, Chester, Warrington and Liverpool. Acton Bridge railway station is just a mile away and is part of the West Coast mainline with direct service to Liverpool and to London via Crewe. Northwich town centre with all of its excellent amenities is 3.4 miles away.

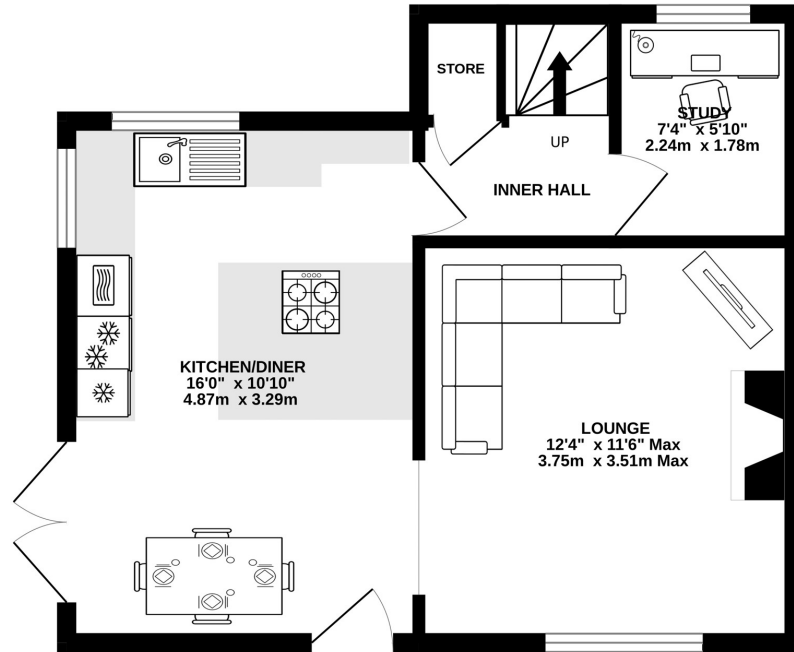
**SERVICES:** All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band B- Energy Efficiency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



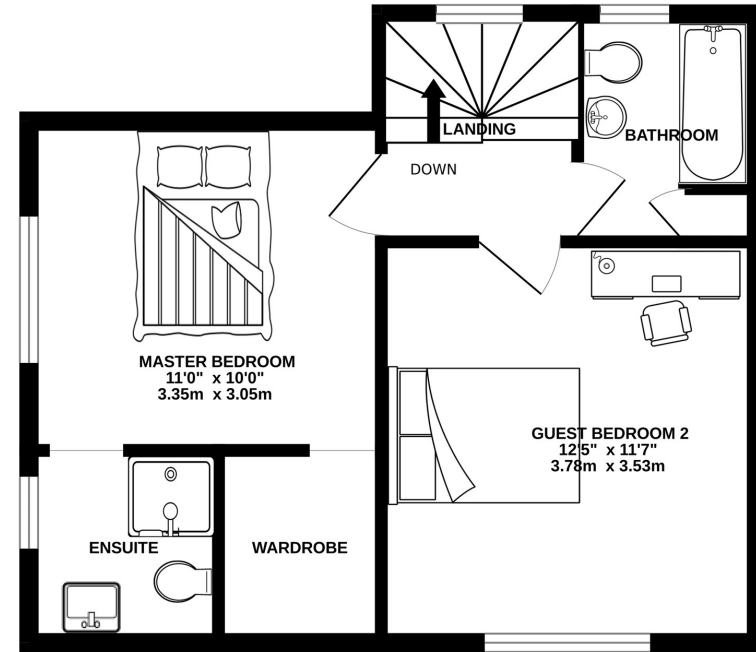
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



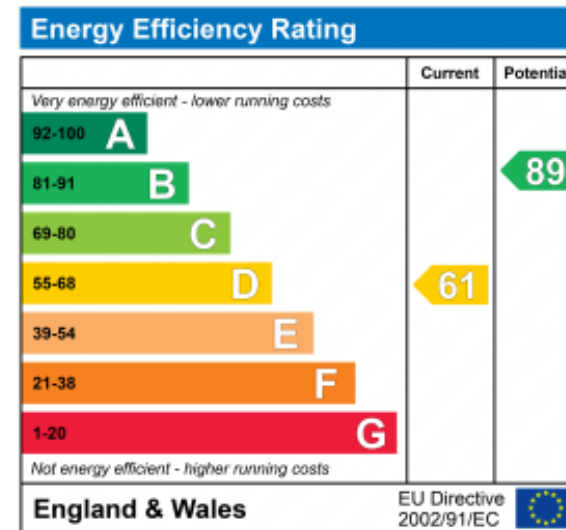
TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

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: B
- 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.*