



London Road | Northwich | CW9 8AR

EDWARD  
mellor





## Features

- Traditional detached bungalow in large plot
- Completely renovated throughout
- 2/3 bedrooms & 2 upgraded bathrooms
- New kitchen - new boiler & radiators
- Generous rear garden with summer house

A magnificently restored traditional detached bungalow standing in an impressive 0.18 acre plot with an exceptional brick paved drive giving ample off road parking and a garage store 11ft 8 x 10. Having generous rear gardens with an excellent summer house 20ft x 12ft 6 which could be

adapted into a work from home space. With great potential to extend if required subject to planning consent. The superbly appointed and spacious layout features original wood block flooring, new contemporary fitted kitchen, new upgraded sanitary fittings, new replacement PVCu double glazed

windows and new central heating with new combi boiler and radiators. Comprising welcoming entrance hall, lounge, fitted kitchen, utility room, dining room or guest bedroom next to a shower room, two double bedrooms and an elegant bathroom with roll top bath.





This bungalow offers great access to many amenities all within walking distance making this location one of the most favoured in Northwich. To include the town centre with a wide choice of shops and stores, Waitrose supermarket against a picturesque marina, leisure centre with swimming pool and gym, bars and restaurants. For education both Leftwich County High School and Sir John Deane's College are nearby and are currently rated 'outstanding'. For commuting the A556 is just a 2-minute drive and connects directly with the motorway network giving daily access to several commercial centres e.g. Manchester and Manchester International Airport, Liverpool and John Lennon Airport, Warrington and Chester . For cyclists and walkers there is easy access to miles of delightful riverside walks. ( See our virtual tour )

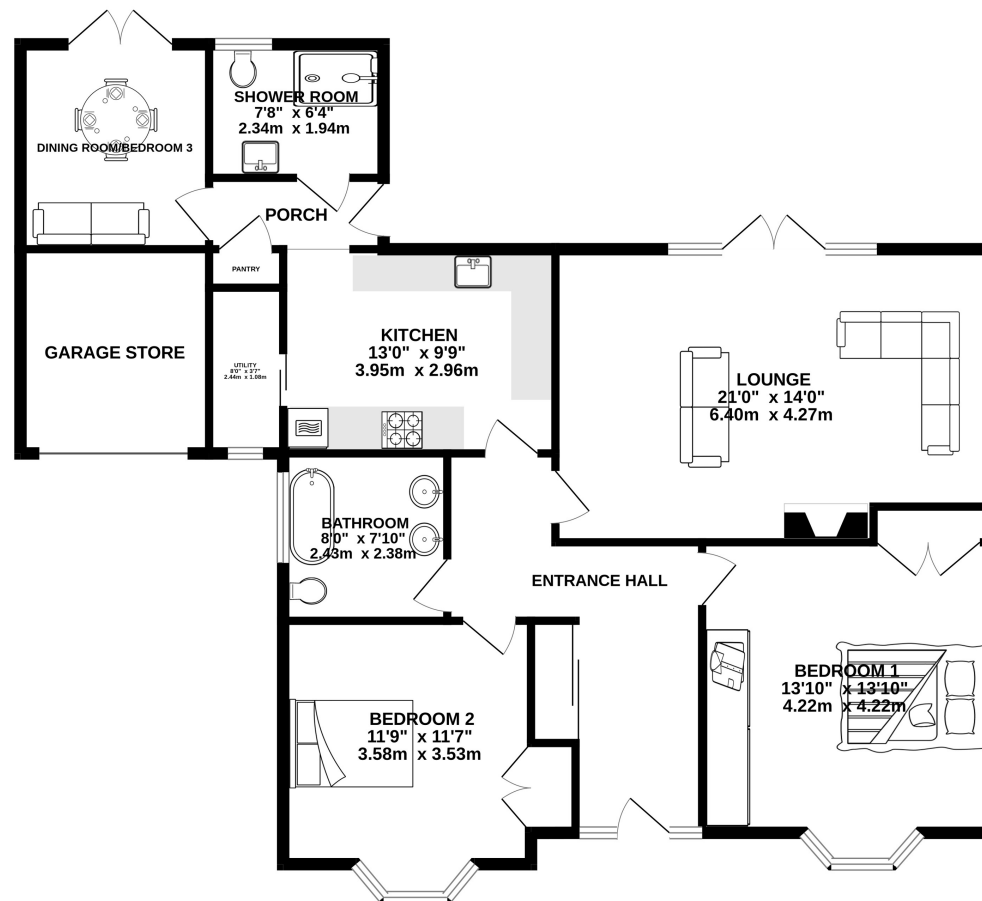
**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band D- Energy Performance Rating D



# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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.

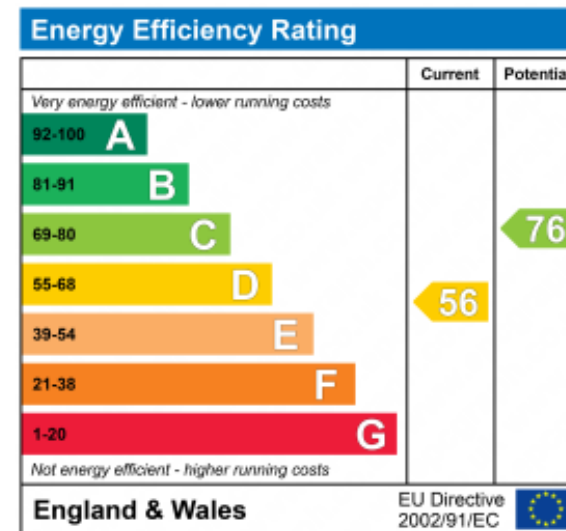
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## Important Information

- Council Tax Band: D
- 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.*