



Eddisbury Way | Kingsmead | CW9 8WG

EDWARD
mellor



Features

- A 2 bed semi-detached bungalow
- To be sold on 50% shared ownership
- With no forward chain
- Driveway and gardens
- Part of a much favoured location

To be sold on a 50% shared ownership basis. This is an attractive semi-detached bungalow with a private drive giving ample off-road parking and

mature gardens to the front and rear. With gas central heating and PVCu double glazing, the accommodation is well maintained throughout and

comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. There will be no forward chain in the sale of this property.



The property stands in a prime position on the highly sought after Kingsmead development. Nearby is a Tesco convenience store, doctors surgery, Kingfisher public house and day nursery. This location is a local 'hotspot' for quality education with Kingsmead Primary, Leftwich County High School and Sir John Deanes College nearby. Within a 5 minute walk there is access to miles of delightful riverside walks and cycle path. Northwich town centre is one mile away and offers many shops, 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.

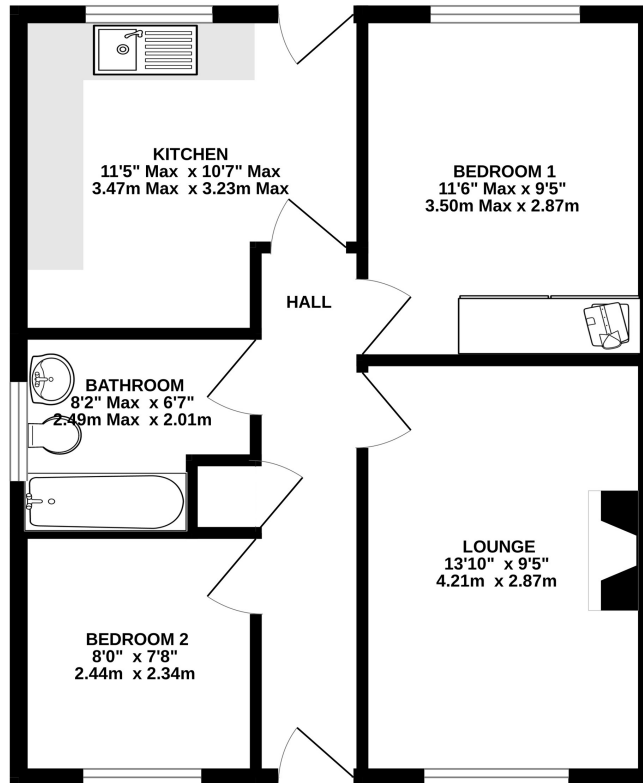
SERVICES: All main services are connected. Gas central heating with an annually serviced boiler, PVCu double glazing and cavity wall insulation. **TENURE:** The house is Leasehold over 99 years from August 1st 1998 with 72 years remaining. **RENT.** Rent payable is £325 per month. **NOTE :** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West & Chester Tax Band B - Energy Efficiency Rating Band TBC



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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: B
- Tenure: Leasehold
- Years Remaining on the Lease : 72 Years
- Shared Ownership: Yes
- Shared Ownership Percentage: 50%
- Shared Ownership Rent: £325

EPC Rating

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



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