



Withington Close | Northwich | CW9 8BD

EDWARD  
mellor



## Features

- An attractive one bed semi detached house
- Excellent off road parking and lovely garden
- Gas central heating
- In a very popular location near to amenities
- WITH NO FORWARD CHAIN

WITH NO CHAIN - This is an excellent opportunity for a first time buyer or a buy to let investor to purchase this attractive modern semi detached house. Enjoying the benefits of a driveway giving excellent off road

parking and a good sized rear garden offering a high degree of privacy and maturity. The accommodation with gas central heating comprises hall, open plan lounge/diner through to a kitchen with built in oven and hob. The first

floor has a feature galleried bedroom which overlooks the lounge and a bathroom. An early inspection of this property comes highly recommended.



The property stands on the perimeter of this very popular and well established estate within a quiet cul de sac. Also in just a 10 minute walk there is access to miles of delightful riverside walks and countryside. Northwich town centre is one mile away and offers a great range of shops and national chain stores, Waitrose supermarket next to an attractive marina, bars/restaurants, multiplex cinema and memorial court with swimming pool and gym. Around half a mile away is access to the A556 bypass which connects to the motorway network and several major commercial centres.

**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 are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Chester Tax Band B - Energy Efficiency Rating D

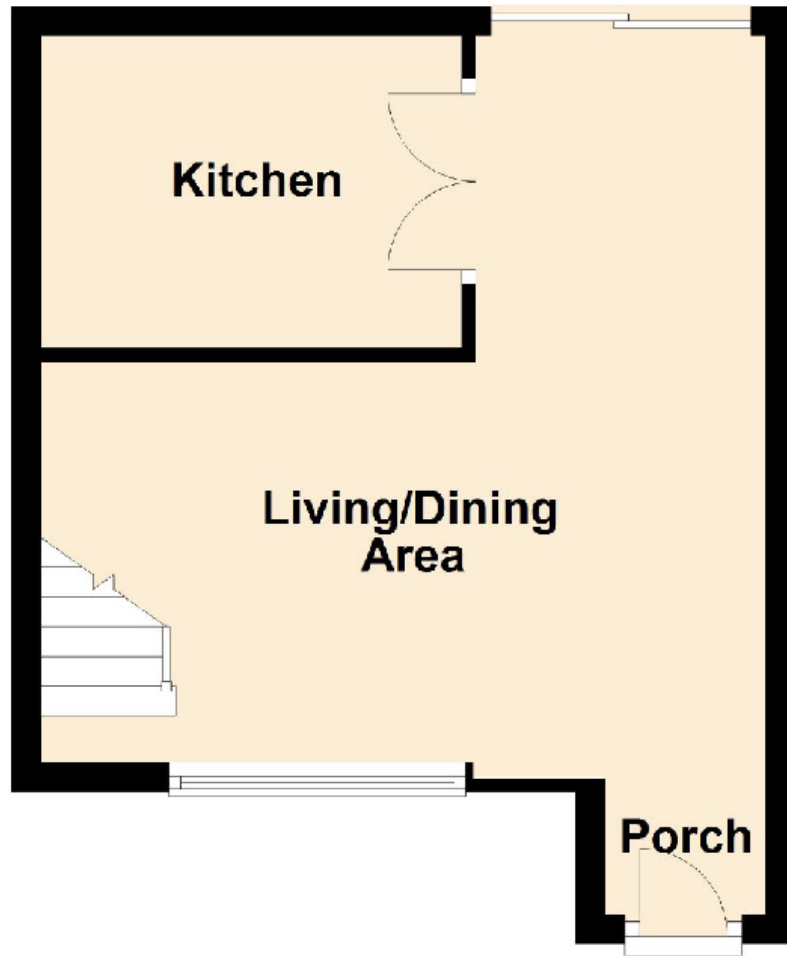


## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

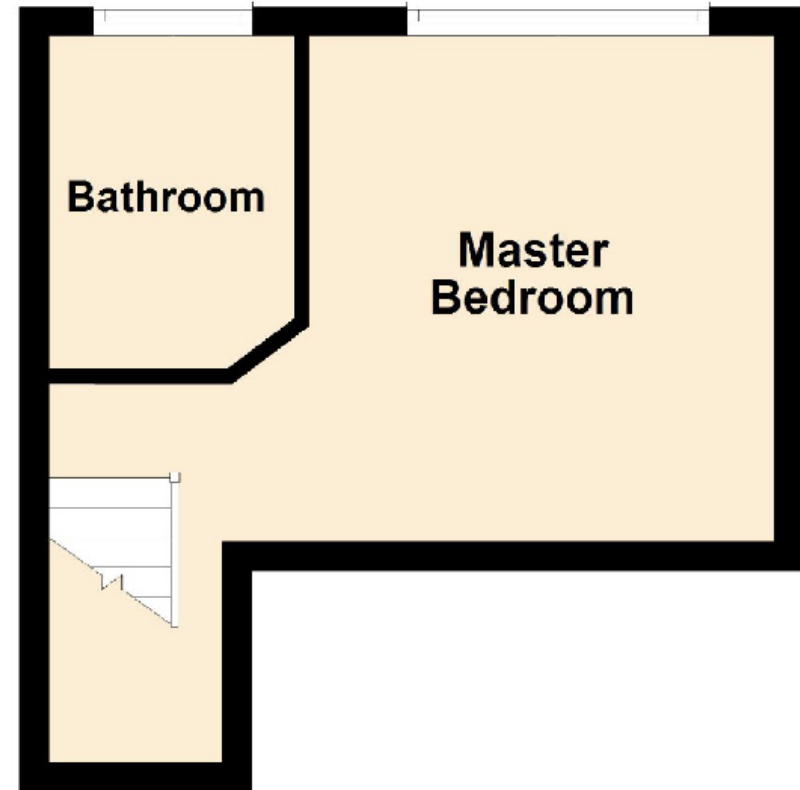
### Ground Floor

Approx. 0.0 sq. feet



### First Floor

Approx. 0.0 sq. feet



## Important Information

- Council Tax Band: B
- Tenure:Freehold

## EPC Rating

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