



Huxley Street | Northwich | CW8 1DB

EDWARD
mellor



Features

- A superbly modernised terraced home
- Gas central heating and PVCc double glazing
- Well presented 21ft lounge/dining room
- Attractive fitted kitchen
- Close to riverside walks

This traditional terraced property is in immaculate condition throughout and must be viewed to be fully appreciated. The spacious layout with gas central heating and PVCu double glazing

comprises entrance hall, lounge with opening to the dining room and an appealing modern fitted kitchen with integrated appliances. Upstairs there is a large feature master bedroom,

bedroom two also of excellent size and a generous upgraded bathroom with separate shower. Outside there is small walled garden which enjoys a sunny aspect.



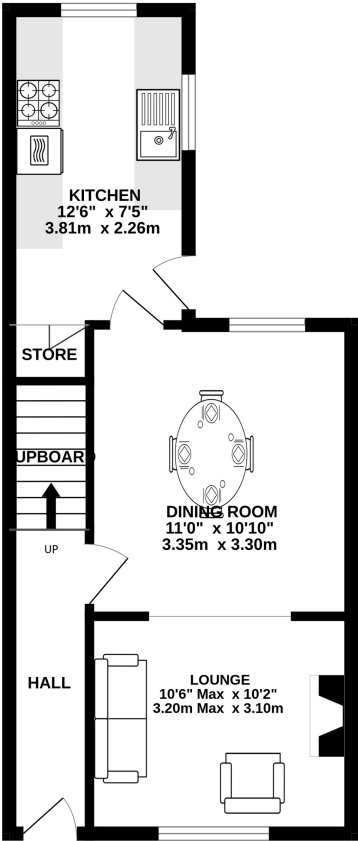
The property is well positioned in a very popular and long established location within a mile of Northwich town centre with all of its excellent amenities including many independent shops and national chain stores, Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. Closer still are nearby shops on Castle Street for essential needs. In just 10 minutes walk is access to a local beauty spot known as Hunts Lock which connects to miles of delightful riverside walks and cycle rides. For travel Greenbank Railway Station is 0.7 miles on the Manchester to Chester line. Hartford Railway Station on the West Coast line is 1.8 miles connecting to London. The A556 bypass linking to the motorways is 1.9 miles.

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 Tax Band A - Energy Performance Rating Band - D

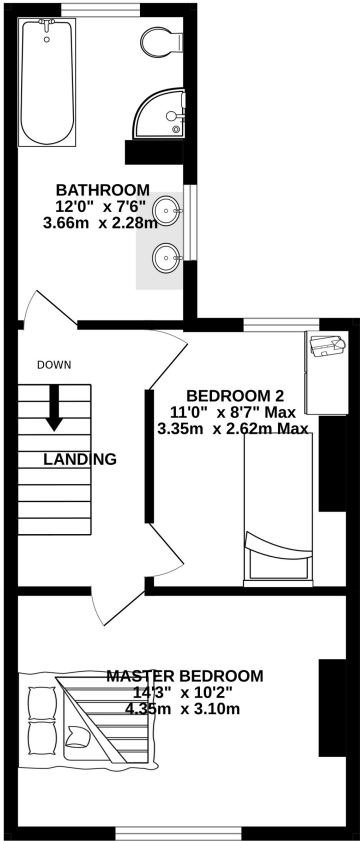
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

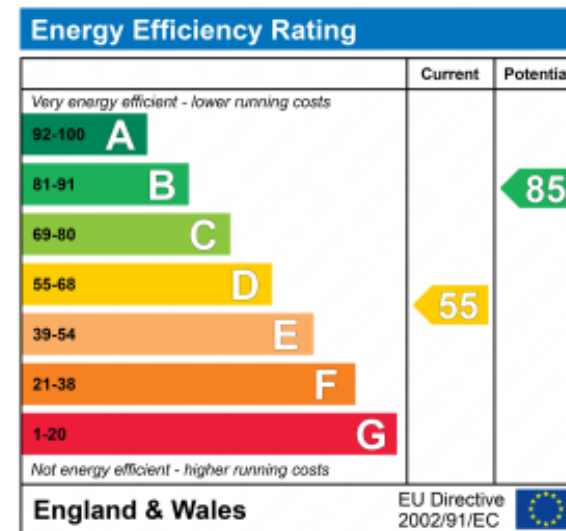


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

EPC Rating



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