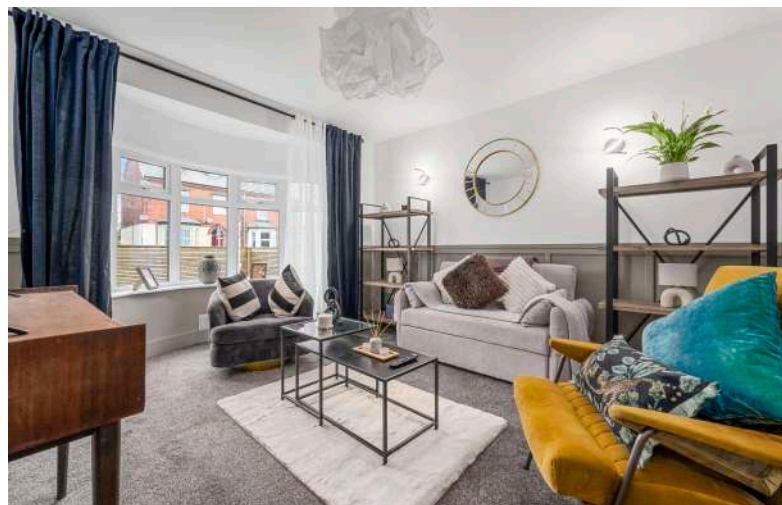




Manchester Road | Northwich | CW9 7NN

EDWARD
mellor



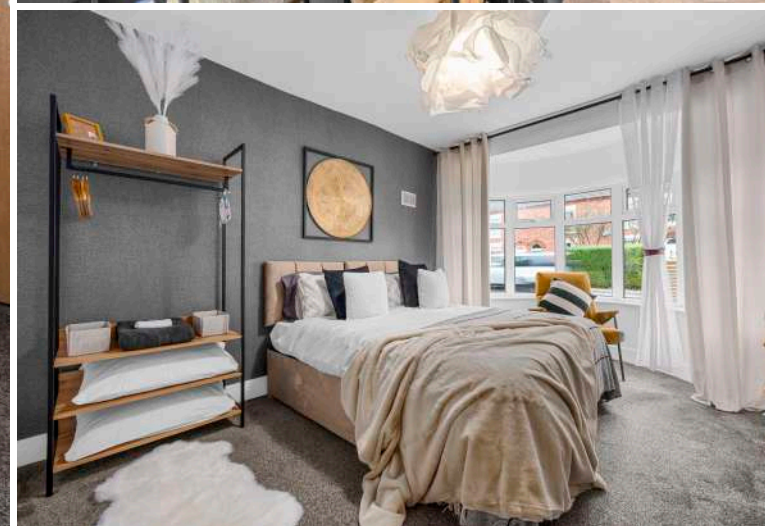
Features

- PART EXCHANGE AVAILABLE OR CHAIN FREE BUY
- A beautifully renovated detached bungalow
- Attractive lounge & fabulous, fitted kitchen
- With 2 double bedrooms and bathroom
- Eye catching appearance - rendered elevations

PART EXCHANGE AVAILABLE OR A CHAIN FREE BUY - This is a newly refurbished and stunning traditional detached bungalow with double bay front and distinctive rendered elevations. Offering great attention to detail with fantastic quality features and fittings throughout. With gas

central heating having a Baxi combi boiler and PVCu double glazing, the superbly appointed accommodation comprises entrance hall, lounge, fitted kitchen with an excellent range of integrated appliances and central island, two double bedrooms and shower room. Outside there is a

driveway giving ample off-road parking. There is a secluded fully enclosed landscaped rear garden offering attractive lawn and decked areas.



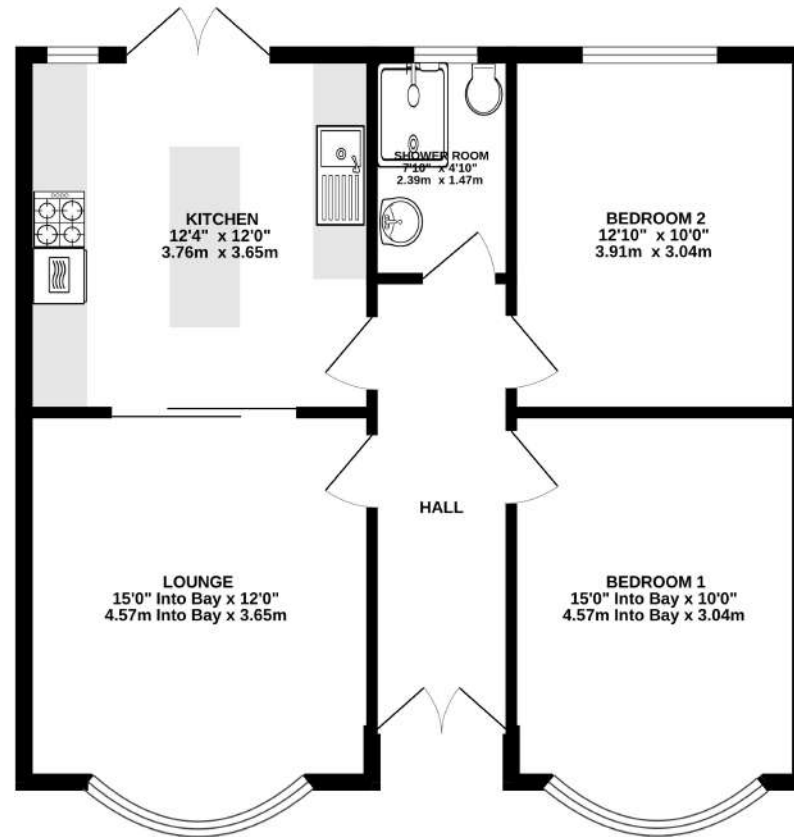
The property occupies a long established and popular position along Manchester Road lying within easy reach of Northwich town centre. The town offers a comprehensive range of shops and stores, picturesque marina, memorial court with swimming pool/gym, multiplex cinema and a number of bars/restaurants. The A556 bypass can be easily reached in less than 5 minutes drive which connects to the motorway network. Also nearby is delightful open countryside at Neumanns Flash which connects with Anderton Nature Reserve and Marbury Country Park

SERVICES : Mains water, gas, electricity and drainage. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE:** Prospective purchasers should be aware that none of the services or fittings have been tested. We advise that independent reports are obtained. **ASSESSMENTS :** Council Tax Band C - Energy Efficiency Rating D

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 listed 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

10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: 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.