



Farm Road | Northwich | CW9 7DY

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- A traditional 2 bedroom semi detached house
- Attractive lounge with bay window
- Gas central heating & PVCu double glazed
- Excellent off road parking and large garden

With the advantage of no forward chain. This is a traditional 1930s built semi detached house enjoying the benefits of gas central heating having a regularly service combi boiler and full PVCu double glazing. The well presented accommodation in summary comprises entrance hall, lounge with

feature fireplace and bay, dining room with breakfast kitchen and French doors to garden through to a fitted kitchen with integrated oven and hob. On the first floor is a spacious master bedroom, bedroom two which is also of double size and a bathroom with shower. The house is situated on a

superb plot which includes an excellent brick paved driveway with front lawn area and fabulous fully enclosed rear gardens with patio space. The size of the garden allows scope for the house to be extended if required subject to the usual planning consent.



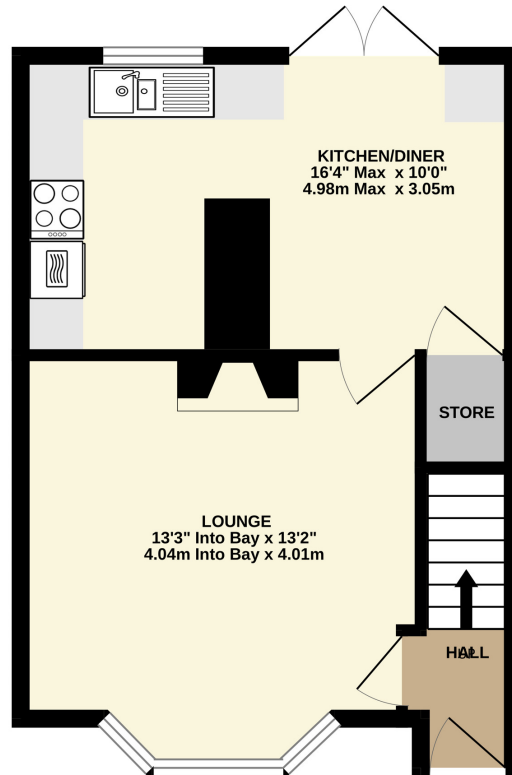
The property is well situated in what is a long established and very popular location. In the area, there are excellent schools including Rudheath primary and nursery together with a high school, convenience store and leisure centre. There is easy access for Northwich town centre which offers a comprehensive range of shops and stores, bars/ restaurants, pretty marina and retail park. Within a one minute drive, the A556 bypass can be reached connecting directly with the motorway network and several major commercial centres throughout the North West e.g Manchester, Warrington and Chester. It is also notable to mention that delightful open countryside is close at hand and local landmarks in the area include Marbury Park 4.6 miles, Anderton Nature Reserve 4 miles and Delamere Forest 10 miles.

SERVICES : Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band B = Energy Performance Rating Band C

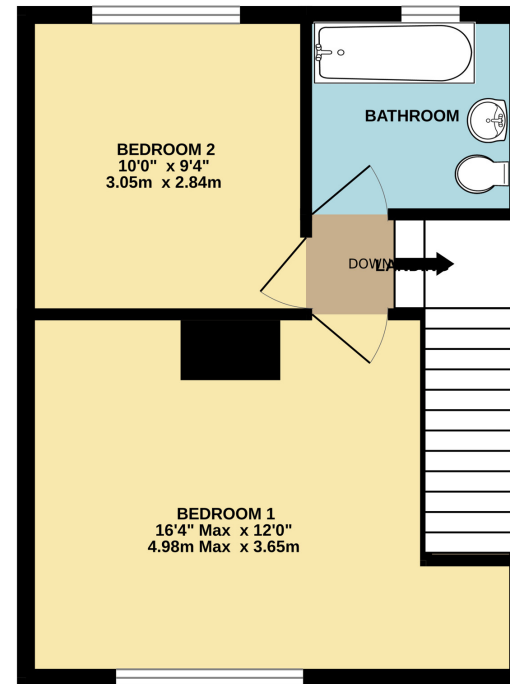
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

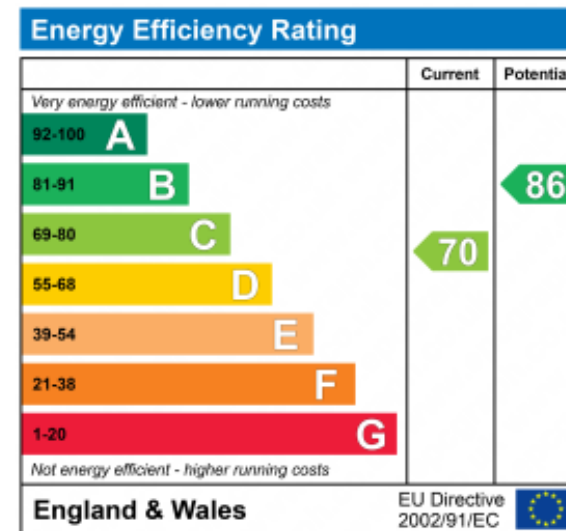
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

EPC Rating



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