



London Road | Northwich | CW9 8EE

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- An attractive 2 bed semi detached house
- Gas central heating & PVCu double glazed
- Great location near to town centre and A556
- Also near to delightful riverside walks

A fantastic opportunity in a prime location which is being offered for sale with NO FORWARD CHAIN. This is a modern and attractive semi detached property with the benefits of gas central heating and PVCu double

glazed windows. The house offers excellent potential to update and to create an ideal home. The layout in summary comprises entrance porch, spacious lounge and open plan dining kitchen. On the first floor there are two

bedrooms each with fitted wardrobes and a recently improved shower room. Outside there is a fully enclosed low maintenance garden space at the rear.



This property occupies a corner position and is conveniently situated in a great location for Northwich town centre with all of its amenities. These include a comprehensive range of shops and stores, Waitrose supermarket against the pretty Northwich marina, bars/restaurants, Barons Quay shopping complex with multiplex cinema and memorial court with swimming pool and gym. Notably nearby is access to miles of delightful river walks perfect for walkers and cyclists. The A556 bypass is a short drive away and connects directly to the motorway network. For education, Leftwich County High School and the highly rated Sir John Deanes College are both around 10 minutes walk.

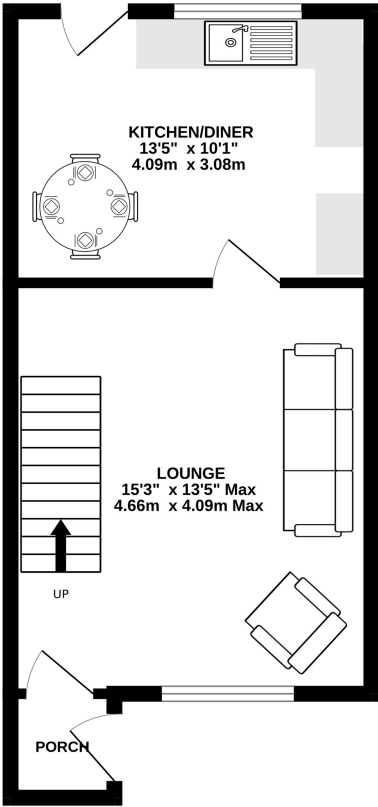
SERVICES : All main services are connected. **TENURE :** The property is Freehold and free from chief rent. **NOTE :** None of the services of fittings have been tested. Buyers are advised to obtain their own independent reports.

ASSESSMENTS : Cheshire West and Chester Tax Band B - Energy Efficiency Rating Band C

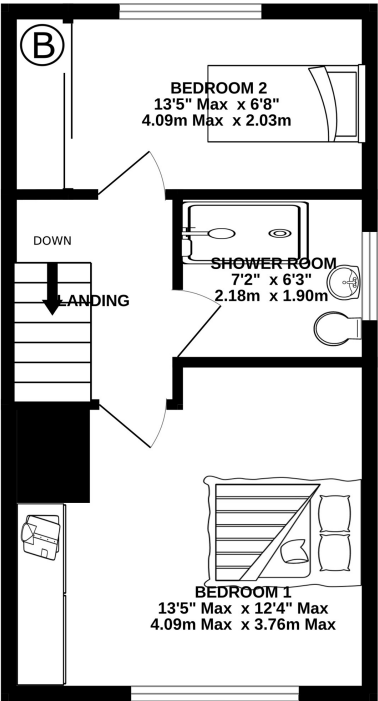
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.8 sq.m.) approx.

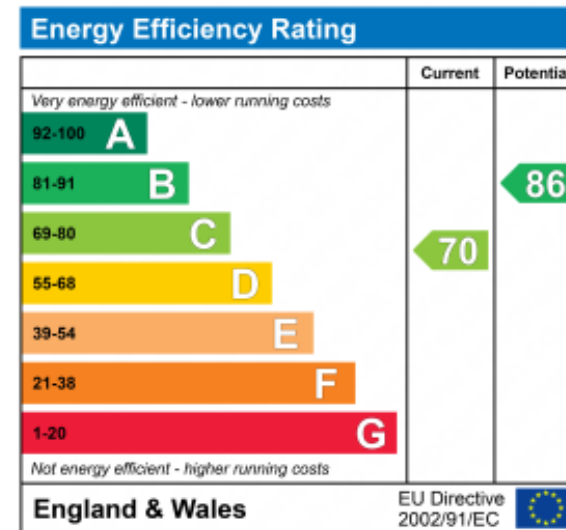
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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