



Romanes Street | Northwich | CW8 1DE

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- A beautifully restored 2 bed terraced house
- With new fixtures and fittings throughout
- Fitted kitchen and spacious feature bathroom
- With garage space to the rear or garden

This is a fine example of a terraced property with character which has recently been magnificently and completely renovated making this a fantastic opportunity for first time buyers. With new PVCu double glazed replacement windows, gas central with new combi boiler, new floor coverings,

new fitted kitchen and the highlight of a new bathroom of generous size with a separate shower. The accommodation which has all been freshly decorated in summary begins with a traditional entrance hall, spacious lounge/diner through to the kitchen with integrated appliances and good under stairs

storage. On the first floor there are 2 two bedrooms and bathroom. Furthermore and different from most terraced houses is the garage space or garden with access from the rear. There is also a rear paved area which has a south facing 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.

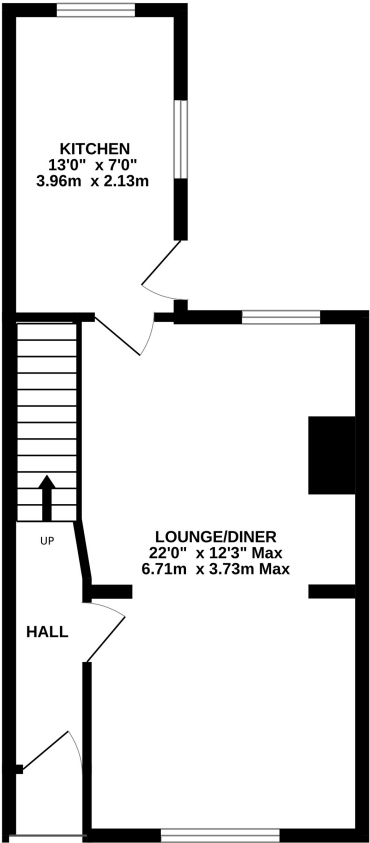
SERVICES: All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band b - Energy Performance Rating Band - TBC



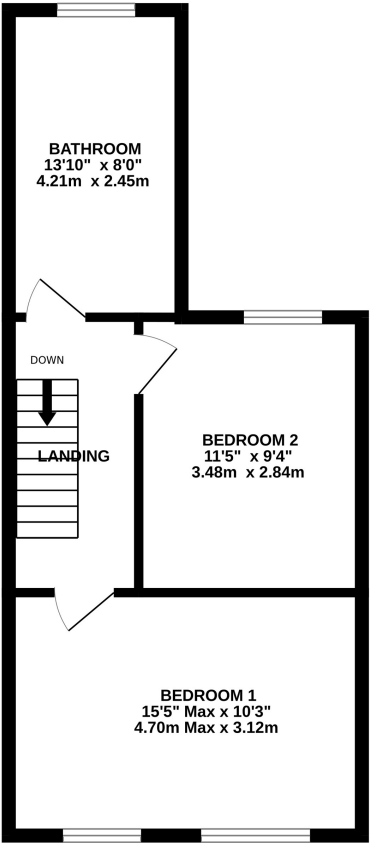
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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: A
- Tenure:Freehold

EPC Rating

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