



Middlewich Road | Northwich | CW9 7BP

EDWARD
mellor



Features

- A beautifully restored character house
- 2 reception rooms/superb fitted kitchen
- 3 bedrooms and spacious bathroom
- Off road parking and large rear garden
- WITH NO FORWARD CHAIN

A CHAIN FREE PURCHASE - Ready to move into, this traditional and completely renovated detached property blends traditional charm with contemporary finishes. Having gas central heating and PVCu double glazing, the newly decorated layout

has new flooring and fitted carpets. Comprising welcoming entrance hall, lounge, dining room with French doors opening on rear garden and an attractive new fitted kitchen with an integrated oven and hob. To the first floor there are three spacious

bedrooms and a generous size bathroom. Outside there is new driveway giving off road parking and a generous landscaped rear garden of with new panel fencing, large patio and useful outbuildings.



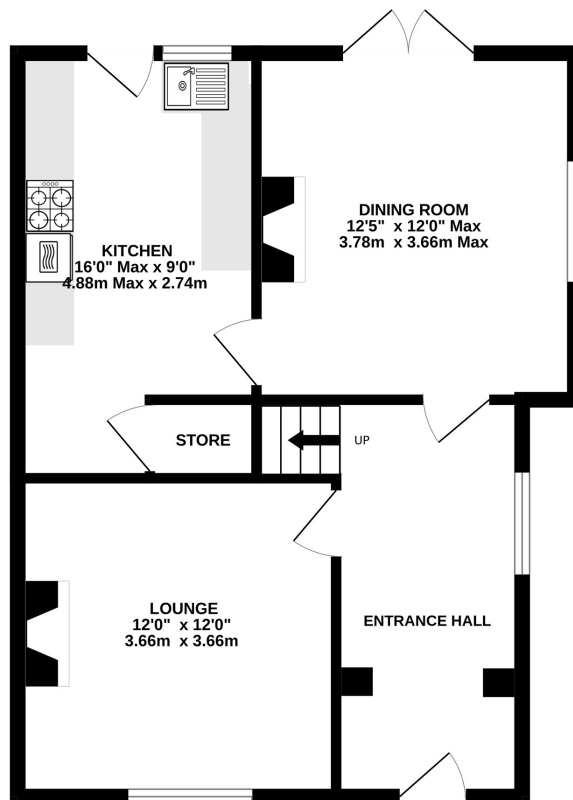
The property occupies a superb and long established position and is within easy reach of Northwich town centre which provides a comprehensive selection of shops and stores, Waitrose supermarket with picturesque marina, cinema complex and a number bars and restaurants. Nearby there are local amenities including a Co-op convenience store and schools for both age groups. For commuting purposes, the A556 is a short drive away and connects to the motorway network and many major commercial centres throughout the North West e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. Northwich railway station is a short walk and is part of the Manchester to Chester line. Adjacent to the station is a Tesco store and retail park.

SERVICES : Mains, Water, Gas, Electricity and Drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE :** We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band C. Energy Efficiency Rating - Band TBC.

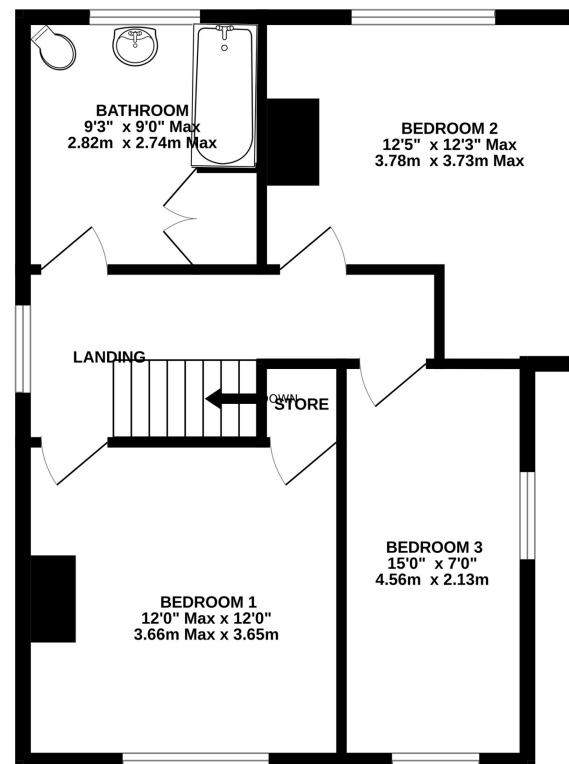
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

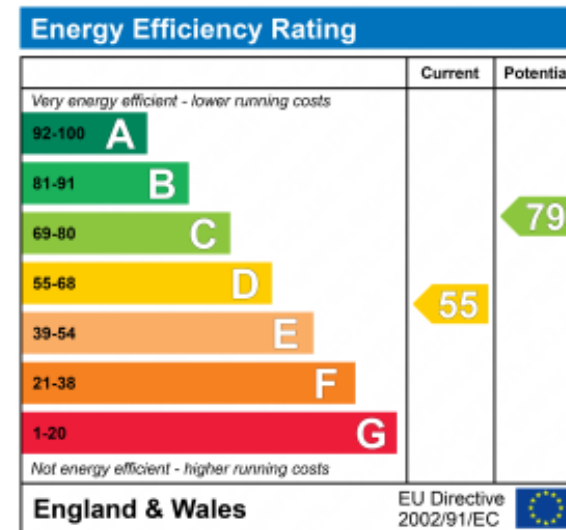
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2023

Important Information

- Council Tax Band: C
- 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.