



Victoria Road | Northwich | CW9 5RE

EDWARD
mellor



Features

- Traditional and spacious end of terrace
- 2 reception rooms and 2 bedrooms
- Gas central heating & PVCu double glazed
- Close to town centre and railway station
- WITH NO FORWARD CHAIN

A CHAIN FREE PURCHASE - An ideal opportunity for a first time buyer is this late Victorian end of terrace property which has been well modernised enjoying the benefits of gas central

heating and PVCu double glazing. The spacious accommodation comprises entrance hall, lounge with feature fireplace and open working fire, living room through to a refitted kitchen. To

the first floor there are 2 excellent sized bedrooms and an generous bathroom. Outside there is a fully enclosed garden space with store.



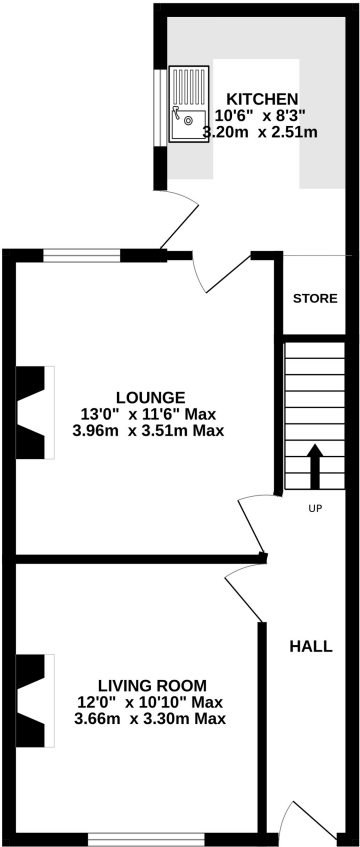
The house commands a long established position in central Northwich within easy walking distance of the town centre. Provides a comprehensive selection of shops and stores, Waitrose supermarket with pretty marina, cinema complex and a number of bars and restaurants. Northwich railway station is just a 2 minute walk and is on the Manchester to Chester line. The A556 is a 5 minute drive 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. Conveniently there is a junior school opposite. In complete contrast and within a mile is access to countryside and Neumanns Flash, part of the Northwich woodlands connecting to Anderton Nature Reserve and Marbury Country Park. The beautifully kept Vickersway Park is a short walk away. WATCH OUR VIRTUAL TOUR.

SERVICES : Mains Water, Gas, Electricity and Drainage. 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. ASSESSMENTS : Cheshire West and Cheshire Council. Council Tax Band A - Energy Efficiency Rating - Band TBC. TENURE: The property is Freehold and free from chief rent.

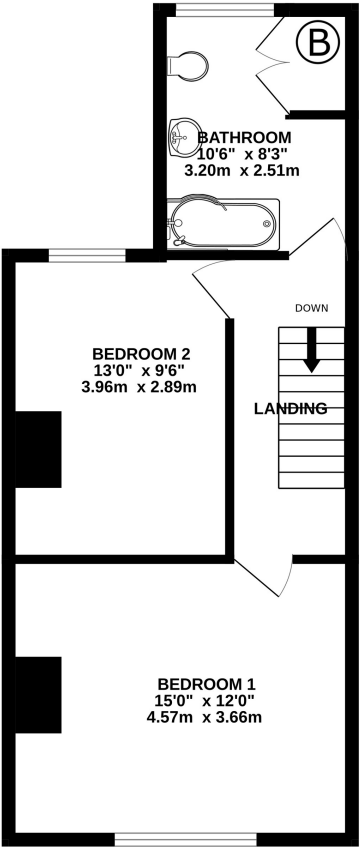
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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