



Victoria Road | Northwich | CW9 5RE

EDWARD
mellor



Features

- A CHAIN FREE PURCHASE
- A traditional 2 bed mid terrace property
- Gas central heating & PVCu double glazed
- Two reception rooms
- Short walk to Northwich railway station

Priced at 130,000, this traditional mid terrace house offers an excellent opportunity for first time buyers, investors, or those looking to downsize. Available with no forward chain and currently vacant. the

property is ready for immediate occupation. With gas central heating having a regularly serviced boiler and PVCu double glazed windows. The accommodation with scope to modernise and personalise comprises

two reception rooms kitchen and bathroom with shower.. To the first floor there are two comfortable bedrooms. Externaly there is a fully enclosed rear garden space fo excellent size.

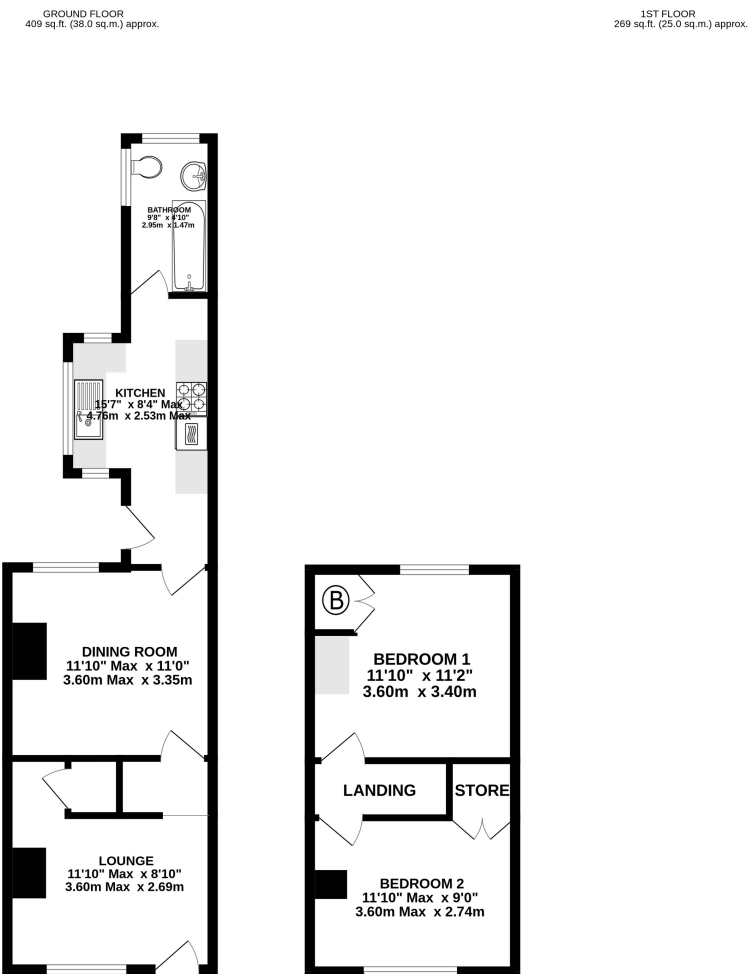


The house commands a long established position in central Northwich within easy walking distance of the town centre. Provides a comprehensive selection of shops and stores, Waitrose supermarket with pretty marina, cinema complex and a number of bars and restaurants. Northwich railway station is just 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.

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 D - **TENURE:** The property is Leasehold. The lease is perpetual over 999 years with 849 years remaining. Peppercorn to be confirmed.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.

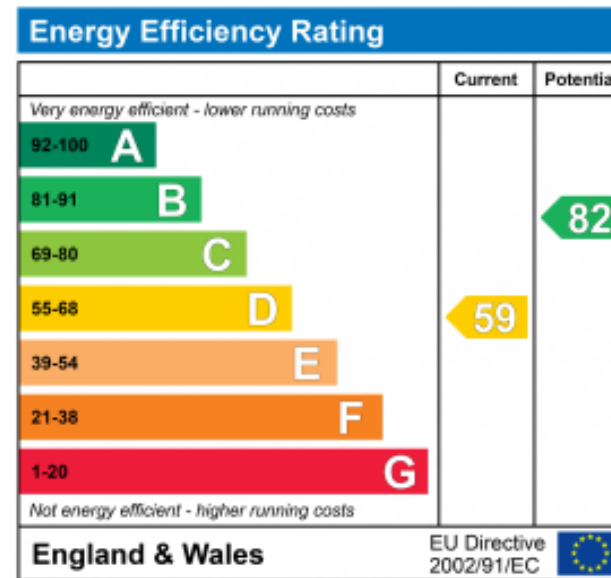
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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 849 Years

EPC Rating



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