



James Street | Northwich | CW9 7DE

EDWARD
mellor



Features

- A remarkable and beautifully restored house
- Spacious lounge - new fitted kitchen/diner
- Utility room and ground floor W.C
- 3 bedrooms and new upgraded bathroom
- Fantastic sized rear garden

Introducing a beautifully restored and special end-of-terrace home, available with no onward chain and ready for immediate occupancy. This stunning house has been completely transformed with high-quality new fixtures and fittings throughout. Boasting a host of modern features with a brand-new gas central heating system with combi boiler and PVCu

double glazing. Thoughtfully extended layout with an impressive 24ft lounge through to a stylish kitchen/diner with a range of integrated appliances, a practical utility room, and a convenient cloakroom/WC. Upstairs, you'll find 3 bedrooms and a newly fitted contemporary bathroom with shower. One of the standout features of this home is the surprisingly generous,

walled rear garden—ideal for families, entertaining, or relaxing outdoors. Includes a vast space to one side with potential for outbuildings or to extend further. This is a turn-key property that blends traditional charm with modern comfort.



The property occupies a 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 less than a mile away 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 A. Energy Efficiency Rating - Band C

FLOOR LAYOUT

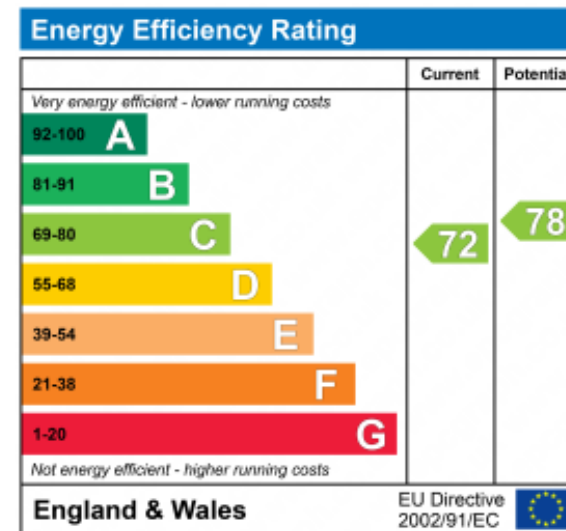
Not to Scale - For Identification Purposes Only



Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating



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