



Parkfield Road | Northwich | CW9 7AR

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- A large 4 bedroomed semi detached house
- WITH EXCELLENT DOUBLE GARAGE
- Potential to further improve
- Close to town centre

NO CHAIN -- SUPERB DOUBLE GARAGE - BOOK YOUR VIEWING NOW -- With scope to further improve, this is a spacious semi detached house which is perfect for a growing

family. Comprising entrance hall, cloakroom, lounge, dining room and kitchen. To the first floor there are four good sized bedrooms and bathroom. Outside with a double garage set

behind the property with a a driveway giving ample space for more off road parking.



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.

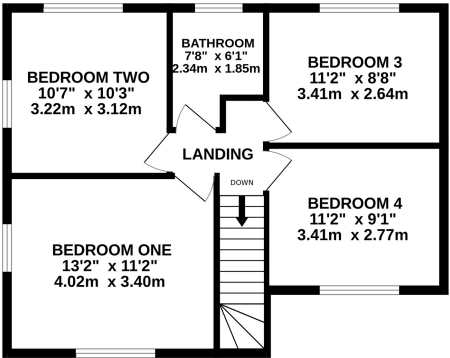
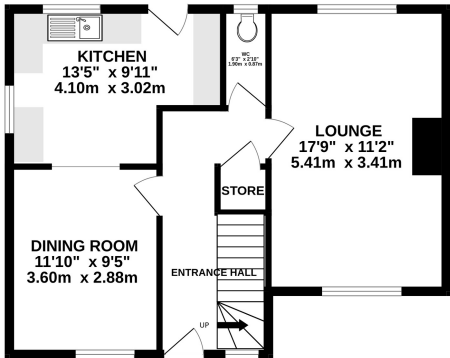
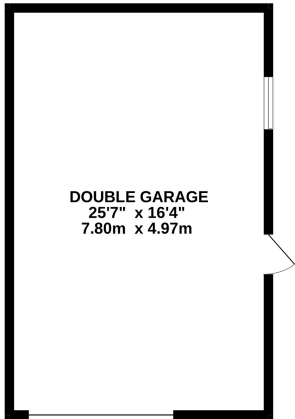
SERVICES : Mains, Water, Gas, Electricity and Drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE :** We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire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

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR

1ST FLOOR



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

EPC Rating

- Tenure:Freehold

10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk



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