



Church St, | Weaverham | CW8 3NG

EDWARD
mellor



Features

- Three Bedroom Semi Detached
- Desirable Location
- Detached Garage
- Private Rear Garden
- Downstairs WC

Nestled within the beautiful village of Weaverham, offering a stunning location and a true village life feel, this well proportioned, three bedroom, semi detached family home can be located. With the benefit of off road parking and a single detached garage, for

convenience and with double glazing and central heating, this property offers buyers, the opportunity to enjoy living in an enviable location.

Set back from the road, with a sizeable front garden, you approach the

property and upon entering, are welcomed into a spacious entrance hall, giving access to the convenient downstairs WC. The entrance hall leads into a good sized living room, with feature fireplace, offering a cosy room, ideal for relaxing.



Beyond the living room, you are lead into the true heart of the home; the large, open plan, kitchen/diner. Complete with breakfast bar and a range of contemporary wall and base units, this is the perfect area for preparing meals and socialising with friends and family. Double doors from the dining area and a further door from the kitchen, give access to a private, low maintenance, rear garden, perfect for enjoying summer evenings and alfresco dining.

Upstairs, the spacious accommodation continues, with a generous master bedroom, with fitted wardrobes.

There are two further bedrooms and a well appointed, four piece family bathroom.

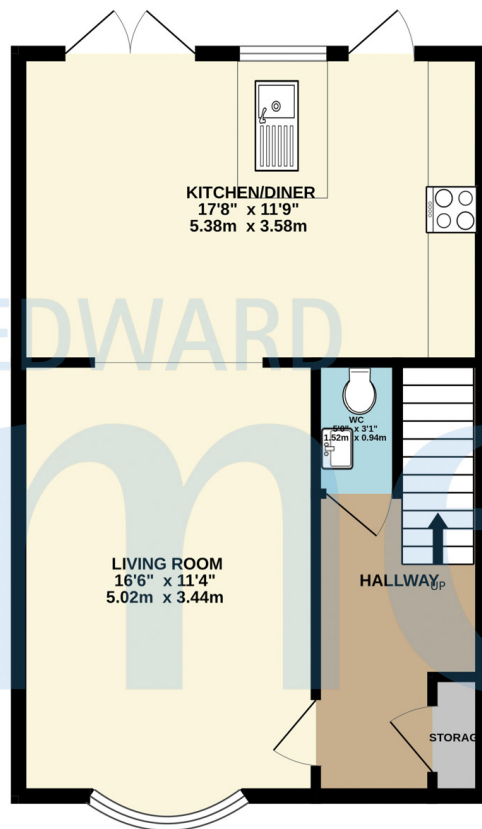
For additional convenience, a driveway leads to the detached garage, positioned at the rear of the property.

In order to truly appreciate all that this property has to offer, an early viewing is highly recommended.

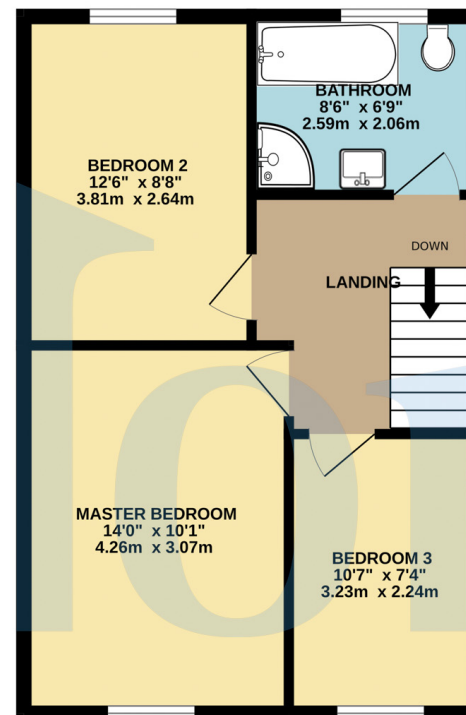
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



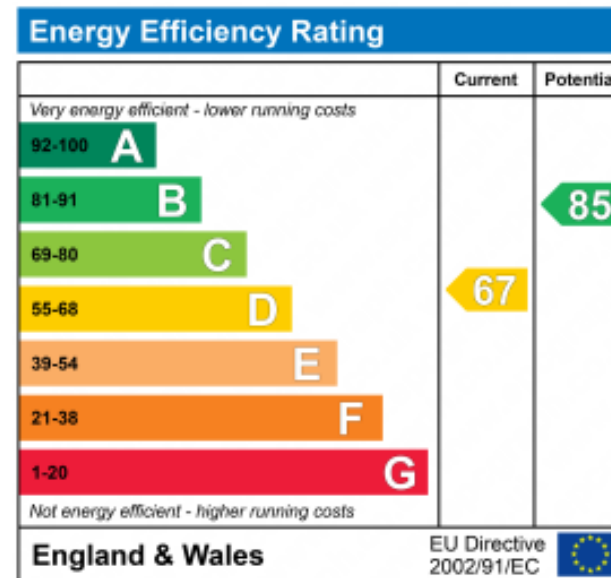
TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

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 ©2025

Important Information

- Tenure:Freehold
- Years Remaining on the Lease : 945 Years

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.