



Bond Street | Northwich | CW8 4DG

EDWARD  
**mellor**





## Features

- A fully renovated 3 bed semi-detached
- Gas central and PVCu double glazed
- 2 reception rooms and feature fitted kitchen
- Downstairs W.C. and upgraded bathroom
- Attractive garden space with decked area

Offered vacant with no onward chain, this superb home is perfect for buyers seeking a hassle-free move into a turnkey property. A traditional three-bedroom semi-detached home that has been fully renovated throughout, offering stylish and modern living ready for immediate occupation. The

property benefits from gas central heating via a combi boiler, PVCu double-glazed windows, a full electrical rewire and freshly re-plastered walls. The ground floor features two reception rooms, a spacious fitted kitchen with integrated appliances, along with the added convenience of a

cloakroom/WC. Upstairs, the upgraded main bathroom complements three bedrooms. Externally, the property boasts a long rear garden with a decked area, ideal for entertaining or relaxing.





The house is situated towards the end of Bond Street which is a no through road and part of a popular and well established location. Around a mile away is town centre with many shops and stores, bars/restaurants, Odeon cinema, Waitrose supermarket against a picturesque marina and memorial court with swimming pool and gym. In Winnington there is a convenience store, medical centre and primary school. For commuting there are several major commercial centres which can be reached daily via the motorway network e.g. Manchester, Liverpool, Chester and Warrington. In contrast there are lovely local landmarks in the area such as Verdin Park, Marbury Country Park and Anderton Nature Reserve.

**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS** Cheshire West and Chester Tax Band B- Energy Efficiency Rating D



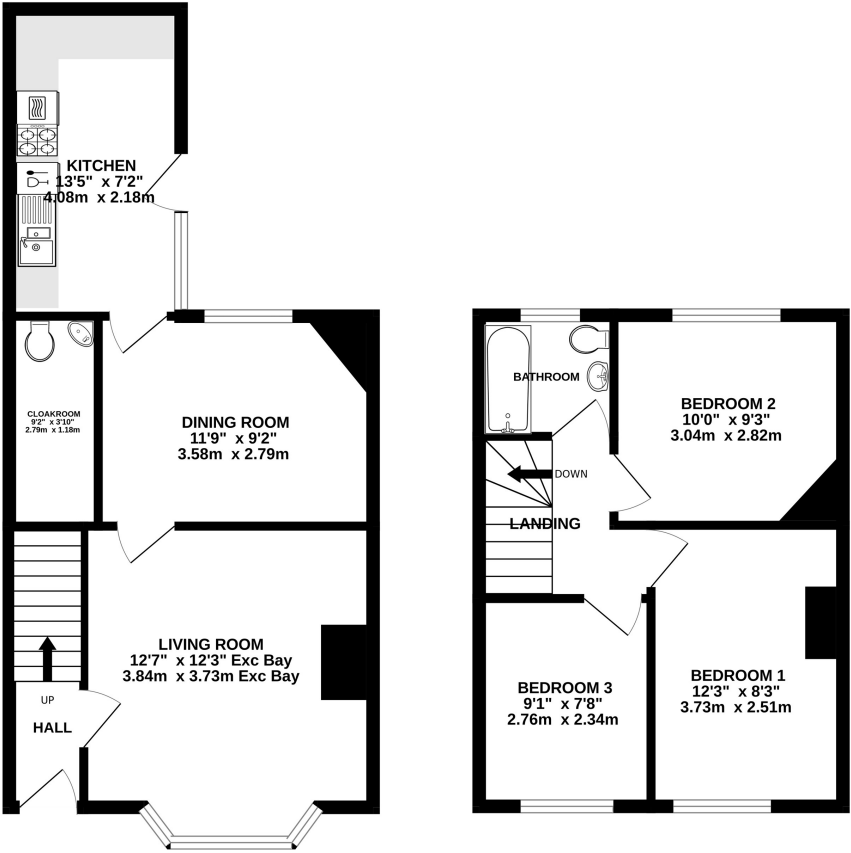


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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: B
- Tenure:Freehold

## EPC Rating

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