



Moss Road | Northwich | CW8 4BH

EDWARD  
**mellor**



## Features

- Superbly presented and extended semi-detached
- Two reception rooms and large kitchen space
- Three bedrooms and bathroom
- Garage and driveway giving ample parking
- Secluded rear garden

A well-presented 1930s bay-fronted semi-detached home offering extended and versatile accommodation. The property benefits from a garage and parking for several vehicles, along with a rear landscaped garden which backs directly onto green space, providing a pleasant outlook and a good degree of privacy. Further features include gas

central heating and PVCu double glazing throughout. The accommodation comprises an entrance hall, cloakroom and separate utility room. There is a relaxing lounge featuring a log-burning stove, a separate dining room, through to a spacious extended kitchen ideal for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom. A fold down ladder leads to a boarded roof space. This attractive home combines period character with modern features and is well suited to families in a popular and favoured setting.



The property occupies a splendid position along Moss Road enjoying a pleasant open rear aspect and is not overlooked from the front. Opposite is Moss Farm sports complex with all weather football surfaces, cricket and rugby clubs and green space. Also in walking distance is a primary school and medical centre. Part of a long established and much favoured location lying within close proximity of Northwich town centre. With an excellent range of shops and stores, Waitrose supermarket against a picturesque marina, retail park, multiplex cinema, swimming pool and gymnasium. For the business traveller there is easy access to the both the A556 and A49 which both connect to the motorway network and many major commercial centres in the north west. There are 2 railway stations in easy reach including Hartford which is on the west coast mainline connecting to London. The landmarks of Marbury Country Park and Anderton Nature Reserve are a short drive away.

**SERVICES :** Mains water, gas, electricity and drainage. **TENURE:** We are informed that the property is freehold and free from chief rent. **NOTE:** We should advise prospective customers that none of the fittings or services have been tested and that independent reports be obtained. **ASSESSMENTS :** Cheshire West Tax Band C - Energy Efficiency Rating D

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

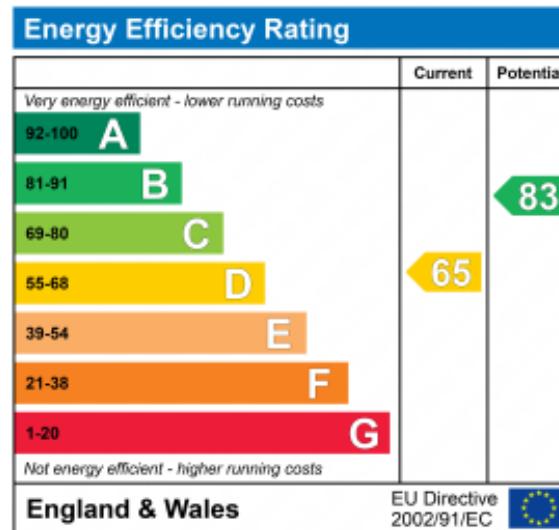


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Important Information

- Council Tax Band: C
- Tenure:Freehold

## 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.