



Chester Way | Northwich | CW9 5JF

EDWARD  
mellor



## Features

- An individual 2 bed semi detached cottage
- 3 reception rooms/first floor sun room
- Close to town centre and local parks
- Private off road parking and large garden
- Brilliant position in the centre of town

A unique and most attractive semi detached cottage of considerable character with the important benefits of off road parking and a large private secluded garden laid out to one side. Nicely modernised enjoying the benefits of gas central heating and PVCu double glazing, a summary of

the accommodation comprises entrance hall, attractive lounge with a log burning stove, dining room through to an L shape kitchen and utility room which houses the central heating boiler. To the first floor there are two bedrooms, a shower room with feature lofted ceiling and roof windows plus

the added bonus of a lovely sun room/ conservatory which can be used for a variety of purposes having external access to the garden. A full inspection of this property is essential to fully appreciate.



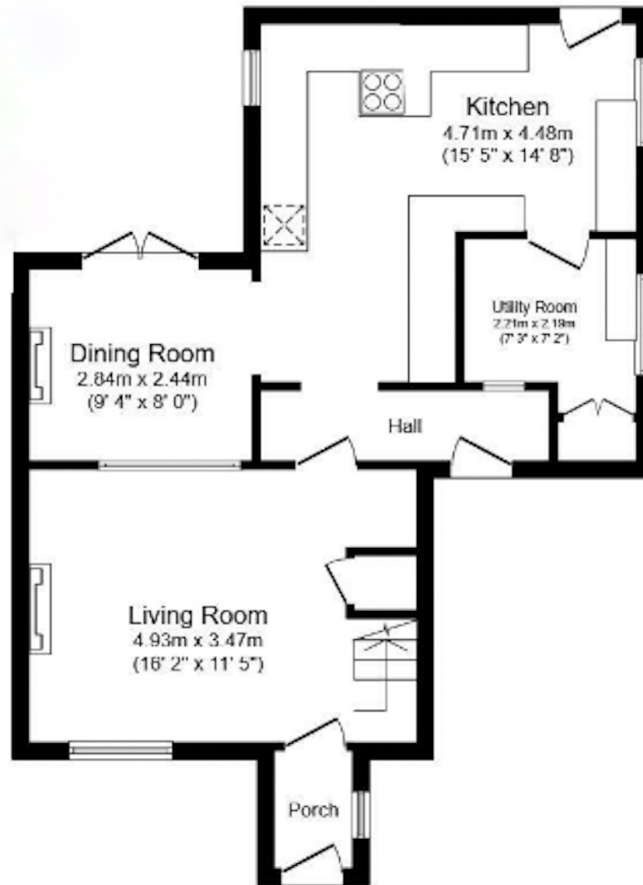
Buyers should be aware of the superb location of this property with many landmarks within walking distance.. TOWN CENTRE 4 MINUTES - VERDIN PARK 3 MINUTES - MOSS FARM LEISURE CENTRE 15 MINUTES - HUNTS LOCK 15 MINUTES, GREENBANK RAILWAY STATION 15 MINUTES. Northwich town centre has excellent amenities including many independent shops and national chain stores, Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. Closer still are nearby shops on Castle Street for essential needs. Hunts Lock is a local beauty spot which connects to miles of delightful riverside walks and cycle rides. Verdin Park offers green space and a children's play area while Moss Farm leisure complex has a rugby and cricket clubs and all weather football surfaces. For travel Greenbank Railway Station on the Manchester to Chester line. Hartford Railway Station on the West Coast line is 1.6 miles connecting to London. The A556 bypass linking to the motorways is 1.5 miles.

**SERVICES:** All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band A- Energy Performance Rating Band - D

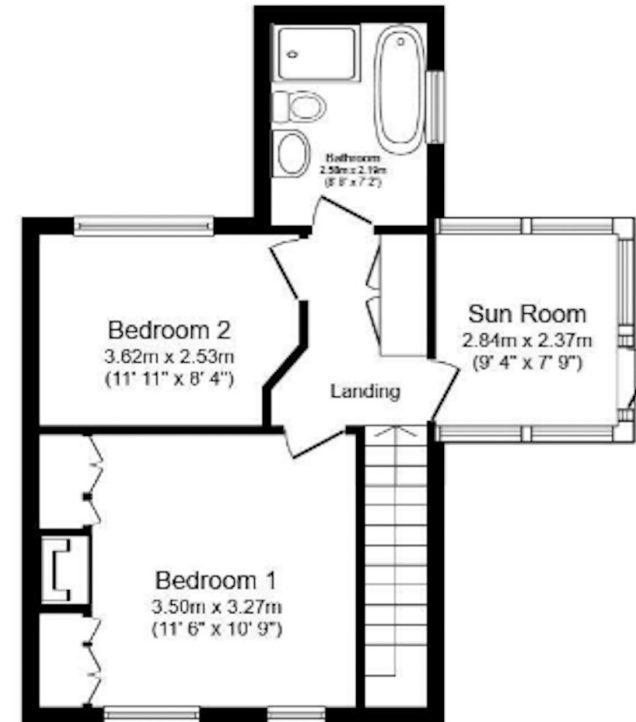
## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

### Floorplan



**Ground Floor**



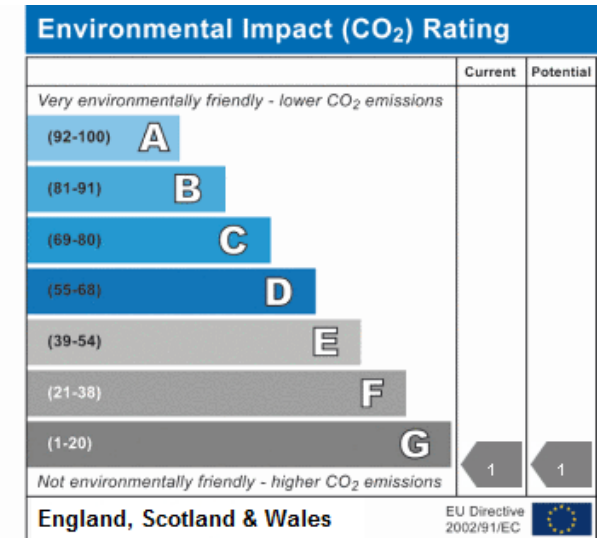
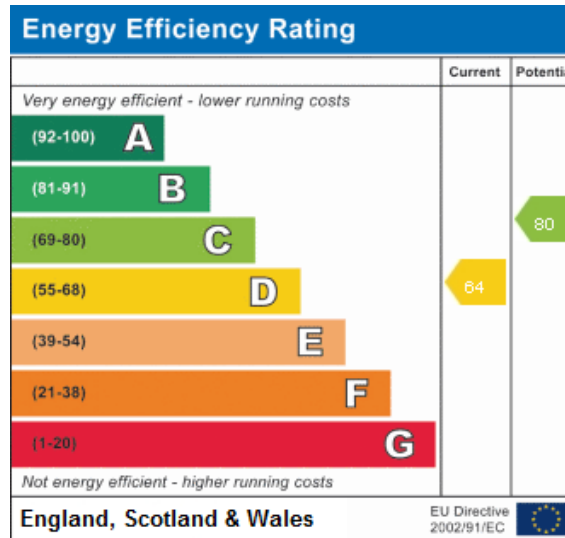
**First Floor**

Total floor area 93.7 sq.m. (1,009 sq.ft.) approx

## Important Information

- Council Tax Band: A
- Tenure:Freehold

## EPC Rating



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*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.*