



Hill View Rise | Northwich | CW8 4XA

EDWARD
mellor



Features

- A detached 4 bed 2 bath family house
- Great position beside a fishing pond
- Gas central heating & PVCu double glazed
- Garage and secluded gardens
- Close to town centre and green space

Beautifully situated adjoining a fishing pond perfect for enthusiasts. NO ONGOING CHAIN for a swift and smooth purchase. Do not miss the chance to view this rare find ideal for buyers searching for a long term home. Enjoyed by the same owner for

over 30 years, this detached house has the option to further enhance. Porch, hall, cloakroom, lounge, dining room, fitted kitchen, master bedroom with fitted wardrobes and en suite, 3 more bedrooms or one as a work from home space and bathroom. With

integral garage with potential to convert into more living space if required and excellent driveway. The rear garden offers a high degree of privacy and maturity together with a sunny south west aspect.



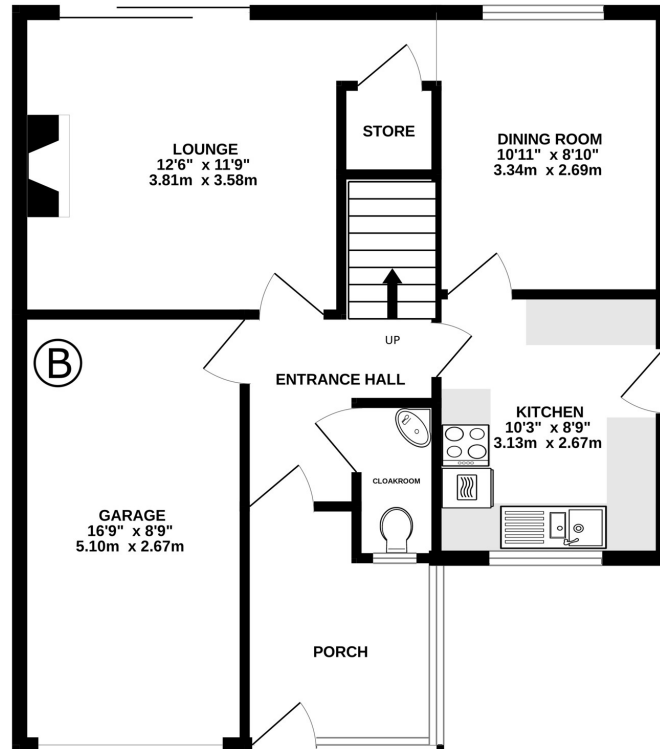
Superbly positioned in the corner of a cul de sac and part of a desirable residential area, this home combines peaceful surroundings with easy access to local amenities, schools and transport links. This property is conveniently situated for Northwich town centre with a comprehensive range of shops and stores, Waitrose supermarket against a pretty marina, bars/restaurants, Barons Quay shopping complex with multiplex cinema and memorial court with swimming pool and gym. Notably nearby is access to green space and local landmarks include Marbury Country Park and Anderton Nature Reserve with the historic boat lift. Verdin Park is within walking distance.

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 Council Tax Band D- Energy Efficiency Rating Band TBC

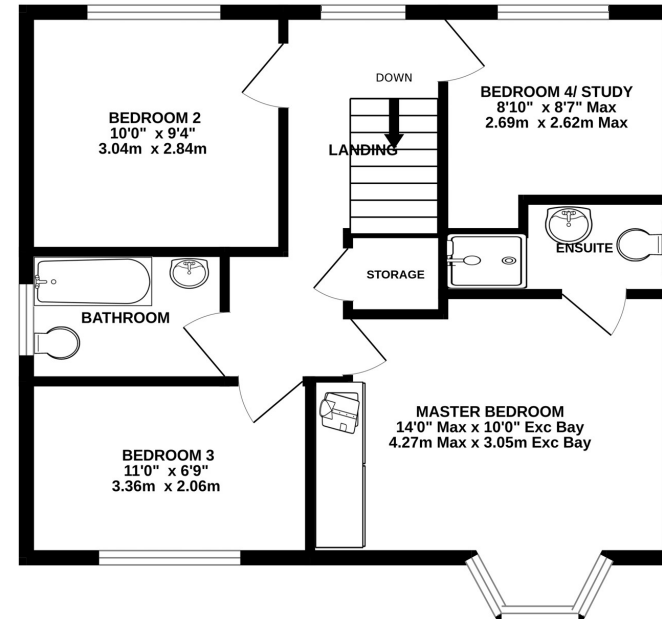
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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.

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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating

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