



Verdin Street | Northwich | CW9 7BX

EDWARD
mellor



Features

- Vacant possession and no ongoing chain
- Traditional 2 bed mid-terrace property
- Significant advantage of off-road parking
- Versatile additional first-floor room with WC
- Scope for updating and personalisation

NO CHAIN - A traditional mid-terrace property offering spacious and versatile accommodation, together with the significant advantage of off-road parking accessed from the rear. Benefiting from gas central heating and PVCu double glazing, the property

is perfectly liveable for buyers looking to create a home to their own taste and specification. The ground floor comprises a lounge, dining room, kitchen and bathroom. To the first floor are two double bedrooms and an additional room with WC facility,

offering excellent potential to create a third bedroom, home office or first-floor bathroom. Outside, the property has an enclosed rear garden with access to the off-road parking area. Offered for sale with the benefit of vacant possession and no ongoing chain.

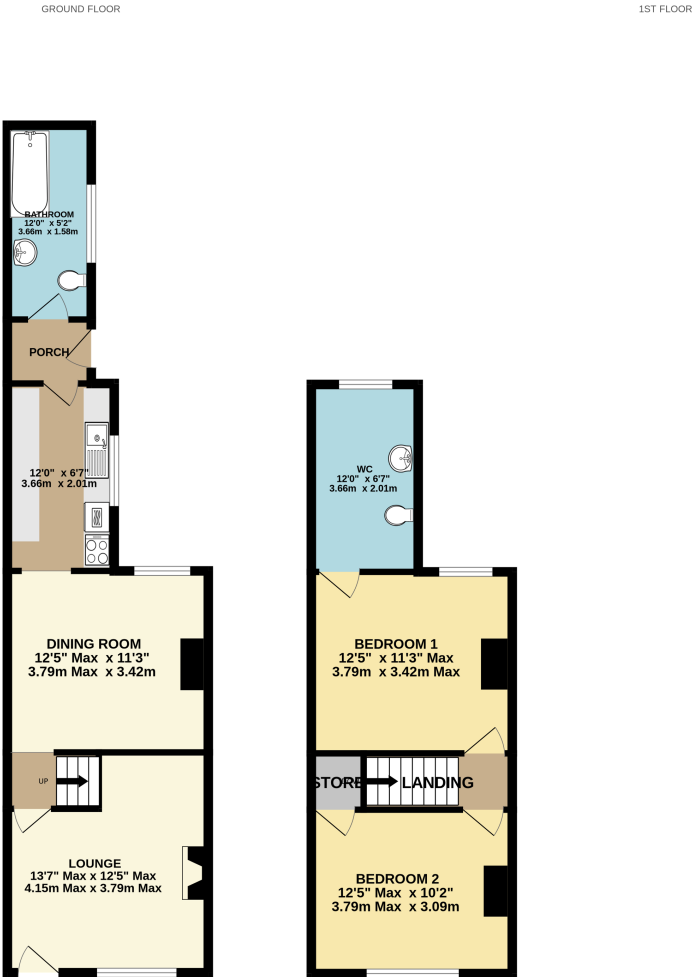


The property occupies a long established position and is within easy reach of Northwich town centre which provides a comprehensive selection of shops and stores, Waitrose supermarket with picturesque marina, cinema complex and a number bars and restaurants. Nearby there are local amenities including a Co-op convenience store and schools for both age groups. For commuting purposes, the A556 is a short drive away and connects to the motorway network and many major commercial centres throughout the North West e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. Northwich railway station is less than a mile away and is part of the Manchester to Chester line. Adjacent to the station is a Tesco store and retail park.

SERVICES : Mains, Water, Gas, Electricity and Drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE :** We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band A- Energy Efficiency Rating - Band D

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



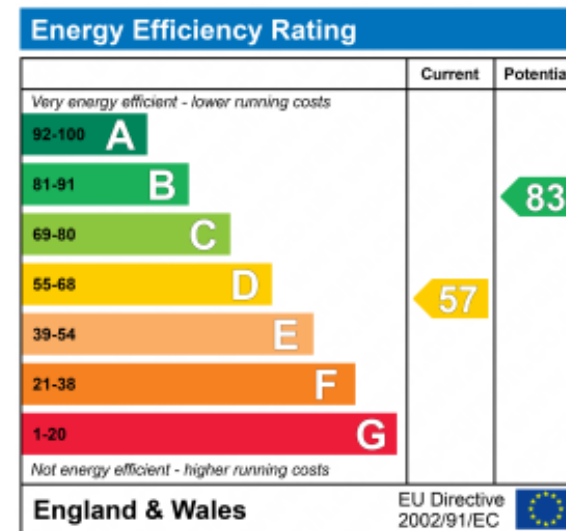
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: A
- Tenure:Freehold

EPC Rating



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