



Wellington Street | Northwich | CW8 1EG

EDWARD  
mellor



## Features

- WITH NO FORWARD CHAIN
- Traditional 3 bed semi detached
- With garage and private rear garden
- Excellent potential to make improvements
- End of a quiet no through road

Offered for sale with no upward chain, this traditional semi-detached home comes to the market for the first time in over 65 years. Occupying a fine position at the end of a long-established and quiet no-through road, the property provides a spacious layout that would now benefit from modernisation, offering excellent

scope for further improvement and personalisation. The layout comprises a porch, entrance hall, lounge, dining room, kitchen, large conservatory, cloakroom and utility space to the ground floor. To the first floor are three bedrooms and a shower room. In addition, there is a useful loft room with potential for conversion to further

accommodation, subject to the necessary building regulations and approvals. Outside, the property enjoys a private rear garden together with a garage accessed from Beeston Street. An excellent opportunity to acquire a much-loved family home with significant potential in a favoured residential location.



Buyers should be aware of the outstanding location of this property with many great locations nearby.. TOWN CENTRE 0.4 MILES- VERDIN PARK 0.5 MILES - HUNTS LOCK 0.6 MILES- MOSS FARM LEISURE COMPLEX 0.7 MILES - GREENBANK RAILWAY STATION 0.8 MILES. 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 B - Energy Performance Rating Band - TBC



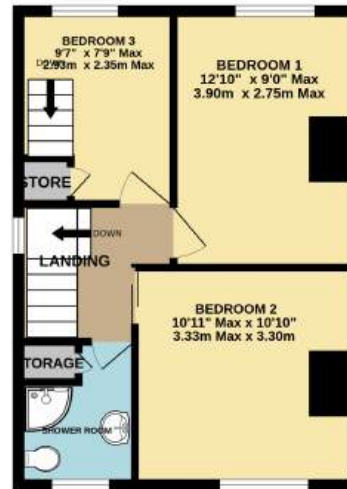
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

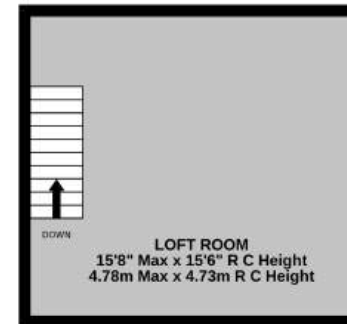
GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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