



Oakdeane Dobells Road. | Northwich | CW9 8DT

EDWARD
mellor



Features

- Spacious and individual detached bungalow
- Delightful secluded spot off Lime Avenue
- Stands in an established 0.26 acre plot
- 3 bedrooms and 2 bathrooms
- Detached double garage and driveway

Offered for sale for the first time since its construction, this individually designed detached bungalow was built in the early 1990s providing spacious and well appointed rooms. The layout begins with an inviting entrance hall, cloakroom, a lovely well proportioned lounge, a garden room enjoying a pleasing sense of seclusion, dining

room with dual aspect, attractive fitted kitchen, utility room, principal bedroom with fitted wardrobes and en-suite shower room, two further bedrooms, and a shower room. Outside, a detached double garage and driveway provide ample private off-road parking. Occupying an impressive and secluded plot of approximately 0.26

acres, the property enjoys a high degree of privacy and mature surroundings. Situated in a delightful secluded spot off Lime Avenue, this rare opportunity combines generous space, a desirable setting, and the chance to acquire a bungalow that has been cherished by its original owners since new.



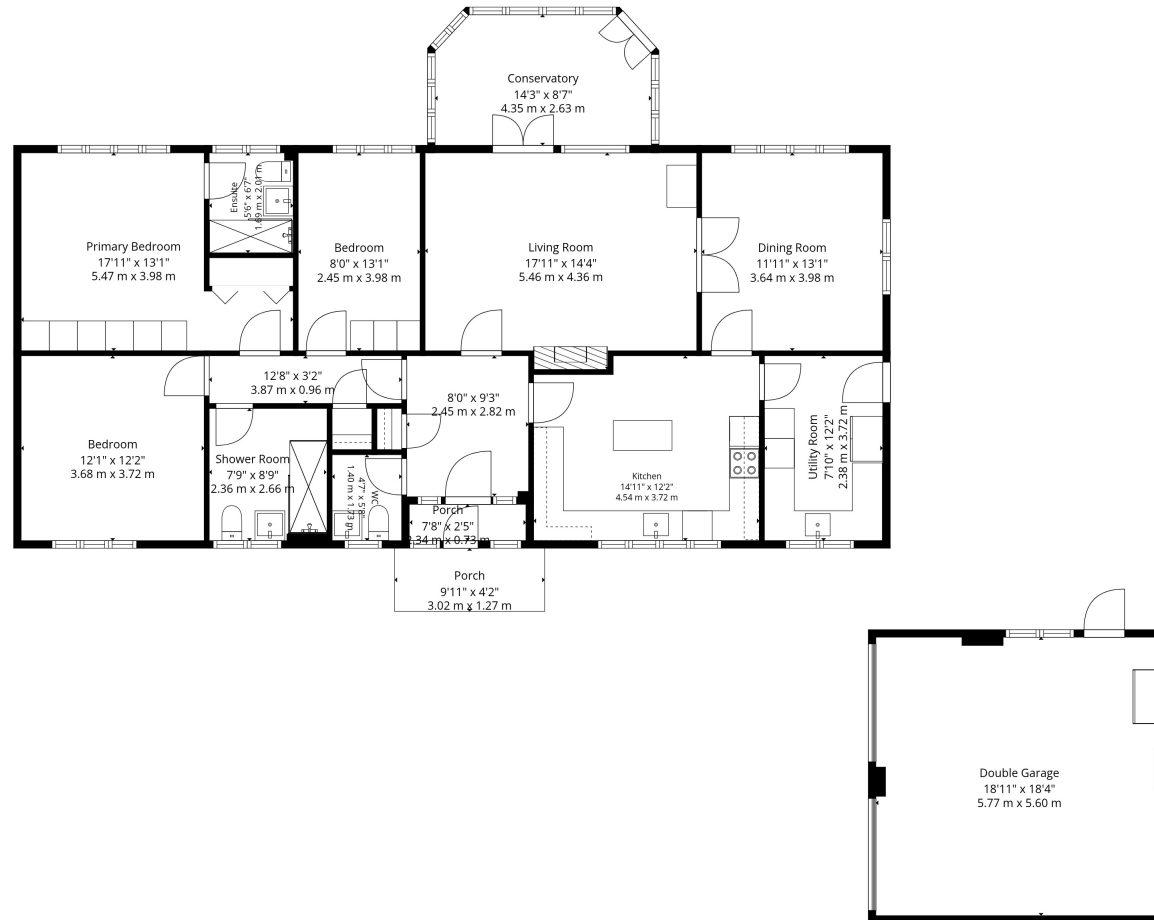
Oakdeane is approached via a private drive and enjoys a splendid and discreet position hidden away from passing traffic. While offering a wonderful setting, the town centre is less than a mile away. Northwich offers an excellent range of independent shops and national retailers. There is also a Waitrose supermarket overlooking a picturesque marina, a multiplex cinema, and a leisure centre with swimming pool. The property is also within a 10-minute walk of attractive riverside and countryside walks which stretch for several miles, making it perfect for walkers and cyclists. The A556 bypass is less than a five-minute drive away, providing direct access to the motorway network and major commercial centres across the North West, including Manchester, Manchester Airport, Chester, Warrington, and Liverpool.

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. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band F - Energy Performance Rating TB



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Total: 1546 sq. Ft, 144 m2

Ground Floor: 1546 sq. Ft, 144 m2

Excluded Areas: Double Garage: 347 sq. Ft, 32 M2, Porch: 59 sq. Ft, 6 M2, Walls: 143 sq. Ft, 13 m2

Created By Sonar Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Important Information

- Council Tax Band: F
- 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.