

Waterbank Row | Northwich | CW9 5UR

EDWARD mellor

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Asking Price £225,000









Features

- An attractive 3 bed modern end mews property
- Beautifully presented thoughout
- Ready to move into immediately
- Hidden setting close to town and green space
- Enjoys a river view with open aspect

Hidden away in a quiet and secluded setting yet close to the town centre, this beautifully presented modern end mews property offers a delightful combination of convenience, privacy and accessibility. Thoughtfully designed with wider doorways and lowered light switches, the property offers practical features to assist ease of movement and everyday living. Ready to move into, the property benefits from gas central heating with a recently installed boiler and PVCU double glazing. With a welcoming entrance hall, convenient cloakroom with WC, attractive fitted kitchen and a spacious lounge/diner with French doors opening onto the rear garden. To the first floor are three bedrooms and an upgraded shower room. Outside, the fully enclosed rear garden has been designed for ease of maintenance, whilst there is also a designated car parking space.







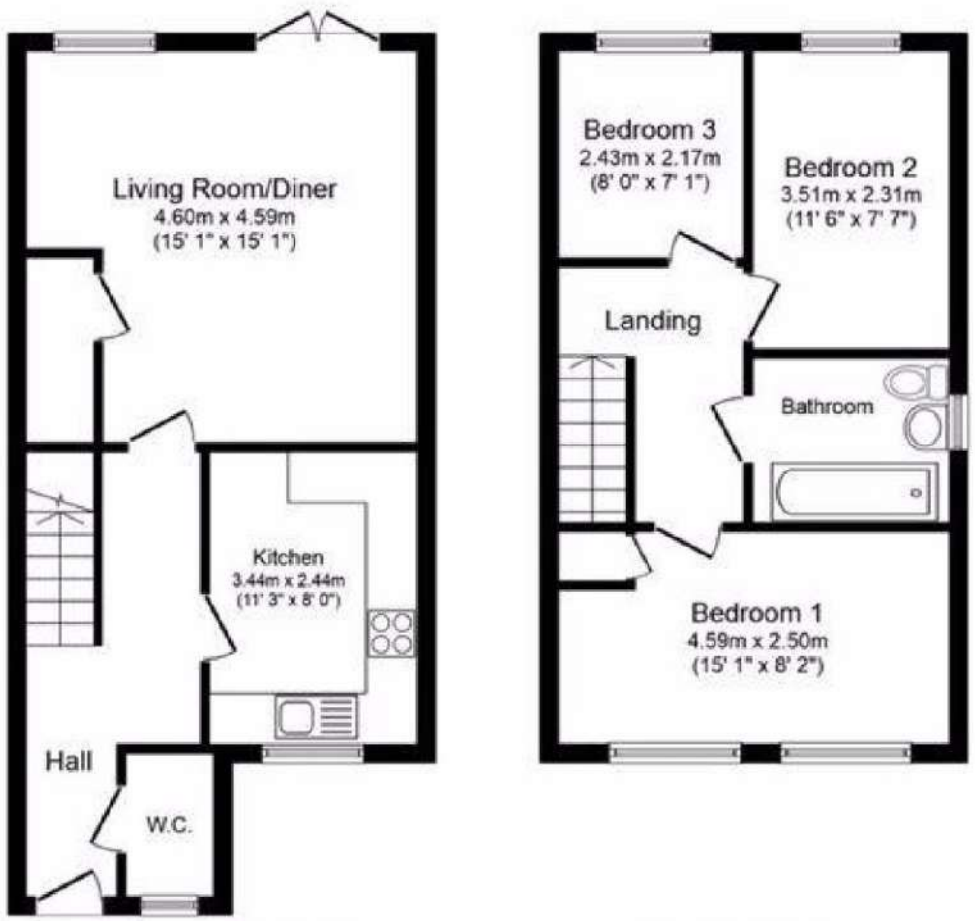


The property commands a fine position in a little known backwater of Northwich and enjoys the advantage of being within just a short walk of beautiful riverside walks stretching for miles of open countryside perfect for walkers and cyclists. Northwich town centre is only a short walk and offers a comprehensive range of shops and amenities, including a Waitrose supermarket, a picturesque marina, a leisure complex with swimming pool and gym facilities, and a multiplex cinema. The area is especially well served by educational facilities for all age groups, including highly regarded primary schools, Leftwich County High School, currently rated outstanding, and Sir John Deane's Sixth Form College, nearby. The location is also ideal for the business traveller, with the A556 bypass around one mile away providing swift access to the motorway network, major commercial centres throughout the North West, and Manchester International Airport.

SERVICES : All main services are connected. TENURE : The property is Freehold and free from chief rent. NOTE : None of the services of fittings have been tested. Buyers are advised to obtain their own independent reports. ASSESSMENTS : Cheshire West and Chester Tax Band B - Energy Efficiency Rating Band C

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Total floor area 78.0 sq. m. (840 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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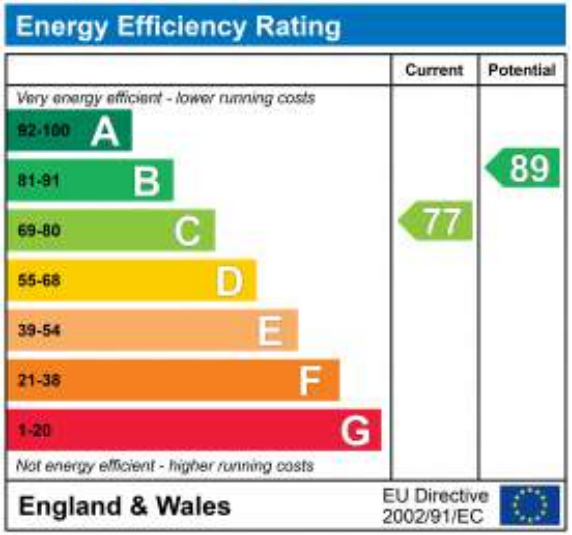
Important Information

- Council Tax Band: B
- Tenure:Freehold

- Annual Service Charge: £349.88

EPC Rating



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