



Old Hall Road | Northwich | CW9 8BJ

EDWARD  
mellor



## Features

- NO CHAIN SALE
- Situated on a generous corner plot
- With garage and scope to extend
- Three bedroom semi-detached
- Near to green space, riverside walks & town

Offered with the advantage of no onward chain, this well-presented semi-detached home occupies an impressive corner plot, providing a generous and versatile outdoor space rarely found. The substantial side garden offers excellent potential for extension, subject to the usual planning consents, making it ideal for

buyers looking to enhance or personalise their home. Perfectly positioned close to attractive green spaces and scenic river walks, the location combines tranquillity with convenience. A garage is situated to the rear, accessed via Reedsmere Close. Internally, the property has been meticulously maintained and

benefits from gas central heating and PVCU double glazing. The accommodation briefly comprises an entrance hall, spacious lounge/diner, and breakfast kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.



The property stands on the fringe of what is a very popular and well established development with a pleasant open front aspect. Notably within a short walk of Leftwich County High School rated outstanding and just a 10 minute walk will lead to Sir John Deane's College also rated outstanding. Also in just a 10 minute walk is access to miles of delightful riverside walks and countryside. Northwich town centre is one mile away and offers a great range of shops and national chain stores, Waitrose supermarket next to an attractive marina, bars/restaurants, multiplex cinema and memorial court with swimming pool and gym. Around half a mile away is access to the A556 bypass which connects to the motorway network and several major commercial centres.

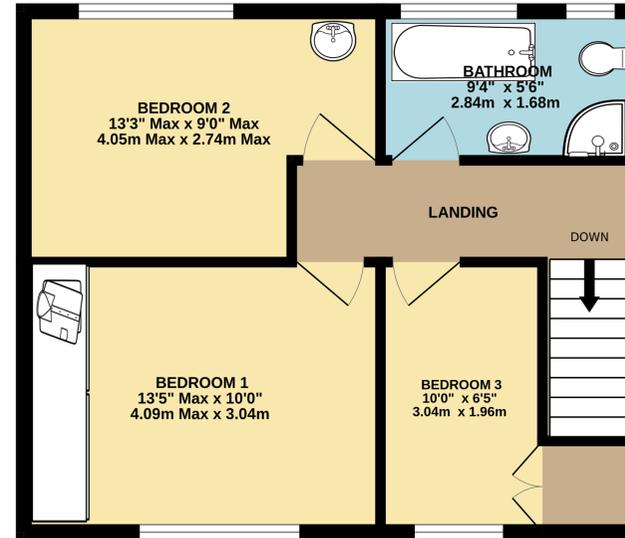
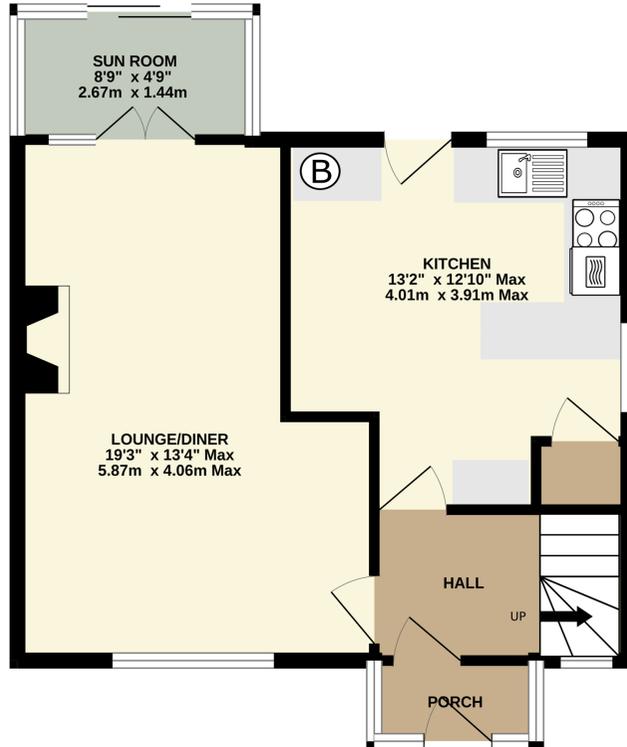
**SERVICES :** Mains water, gas, electricity and drainage. **TENURE :** The property is Freehold and free from chief rent. **NOTE :** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Chester Tax Band B - Energy Efficiency Rating C

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

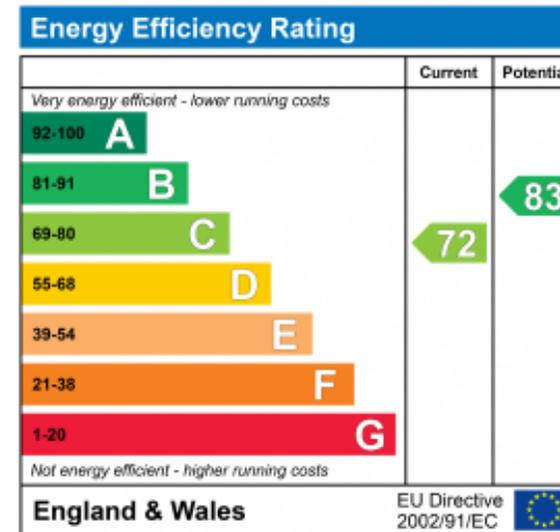
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## Important Information

- Council Tax Band: B
- 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.*