



Buttercup Crescent | Northwich | CW8 4EG

EDWARD
mellor



Features

- Beautifully appointed 3 storey family home
- Fabulous versatile layout in excellent order
- Up to 4 bedrooms or study
- Impressive open plan lounge/diner/ kitchen
- Double off road parking & attractive garden

This superbly presented four-bedroom townhouse offers spacious and flexible accommodation arranged over three floors, ideal for modern family living. The ground floor comprises a welcoming entrance hall, cloakroom, and a versatile study or fourth

bedroom. To the rear is an impressive open-plan lounge-diner with fitted kitchen, having double doors opening onto a low-maintenance garden enjoying a sunny aspect—perfect for relaxing or entertaining. The first floor features a bright living room and a

generous master bedroom with en suite. On the second floor are two further well-proportioned bedrooms and a main family bathroom. Externally, the property benefits from double parking to the front, completing this attractive and exceptional home.



This property is well situated on the perimeter of a much-favoured development and notably is not overlooked from the front enjoying lovely open aspect towards Weaver Vale garden centre. Northwich town is 2 miles away and provides a comprehensive range of shops and stores, Waitrose supermarket against a pretty marina, bars and restaurants, multiplex cinema, and swimming pool/gym. This location is a perfect commuter base easy access for the motorway network. Local amenities include a Co-op convenience store veterinary practice, doctors' surgery, and primary school. Just a 5-minute drive will lead to miles of delightful countryside,, Anderton Nature Reserve and Marbury Country Park connecting to the Northwich Woodlands.

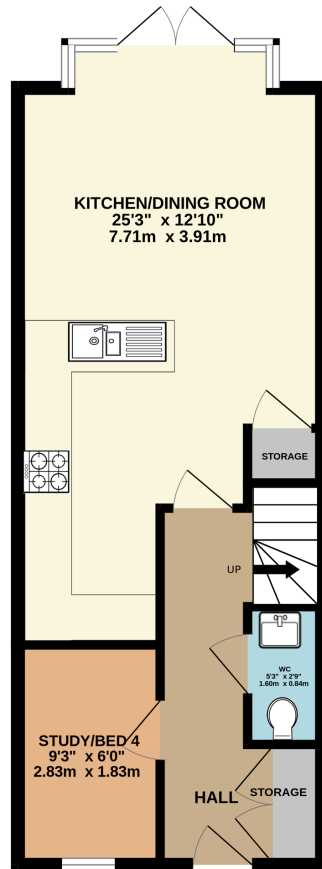
SERVICES: All main services are connected. **TENURE :** The property is Leasehold. We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band C - Energy Efficiency Rating - Band B



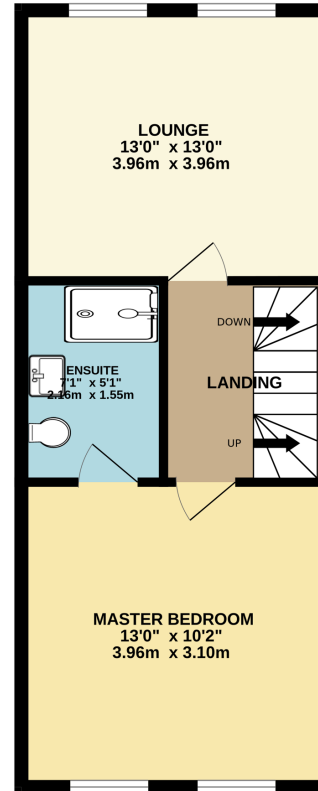
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

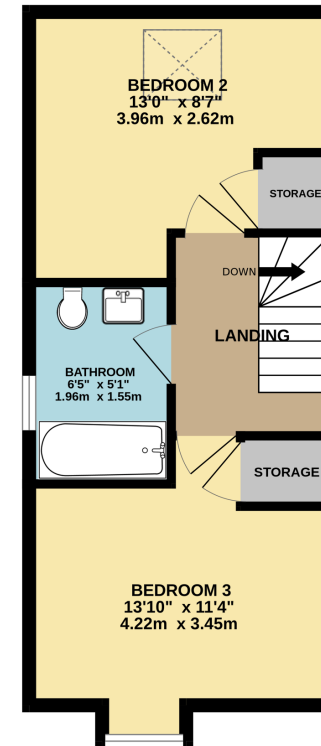
GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.8 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.

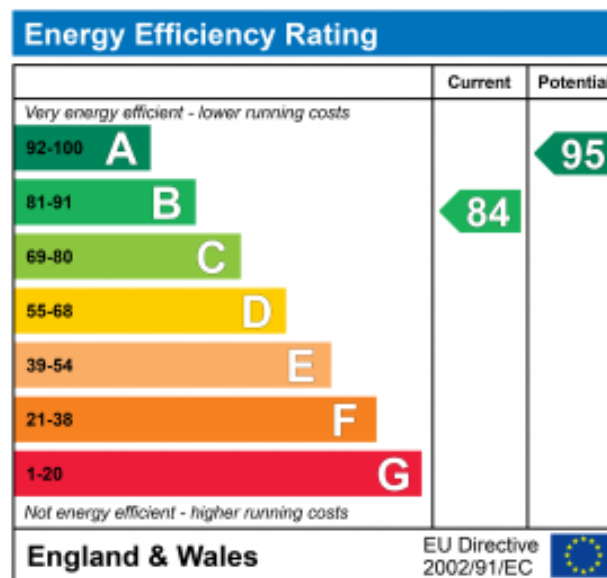
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Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 142 Years
- Annual Ground Rent: £250

- Annual Service Charge: £115

EPC Rating



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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.