



Flower Street | Northwich | CW8 1BZ

EDWARD
mellor



Features

- Traditional double fronted end of terrace
- 2 reception rooms and 2 bedrooms
- Gas central heating & PVCu double glazed
- Excellent attached workshop/store with W.C.
- Short walk to shops and riverside walks

A traditional double-fronted end terrace enjoying a popular and established location, ideally placed within walking distance of the town centre, its excellent range of amenities and Hunts Lock, where miles of picturesque riverside and canal-side walks can be enjoyed. Well maintained

throughout, the property benefits from gas central heating and PVCu double glazing and offers well-proportioned accommodation comprising an entrance hall, lounge, separate dining room and kitchen with integrated oven and hob. To the first floor are two good-sized bedrooms and a bathroom.

A particular feature is the substantial attached workshop/store to the rear, complete with a roller shutter door and WC, providing excellent storage, workspace or potential for a variety of uses (subject to any necessary consents). Outside, there is an enclosed paved side garden.



The property is well positioned in a very popular and long established location within a mile of Northwich town centre with all of its 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. In less than 10 minutes walk is access to a local beauty spot known as Hunts Lock which connects to miles of delightful riverside walks and cycle rides. For travel Greenbank Railway Station is 0.7 miles on the Manchester to Chester line. Hartford Railway Station on the West Coast line is 1.8 miles connecting to London. The A556 bypass linking to the motorways is 1.9 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 A - Energy Performance Rating Band - TBC

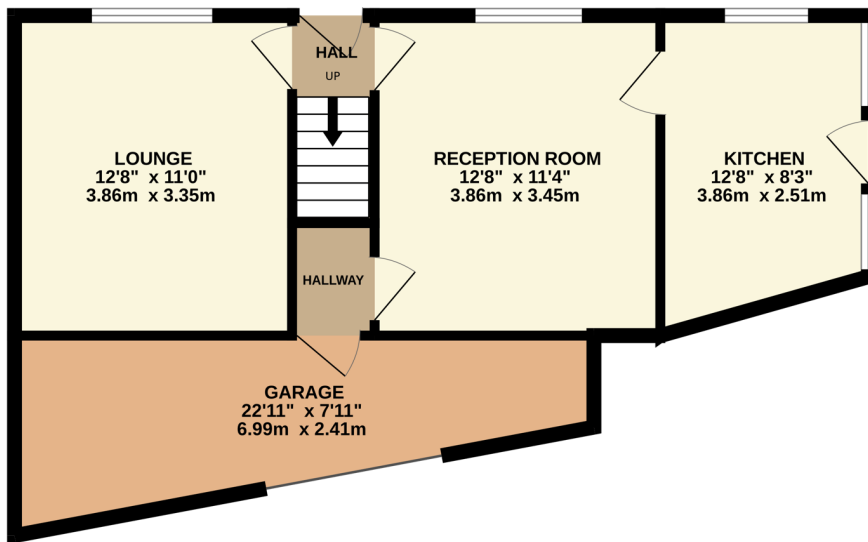


HUNTS LOCK

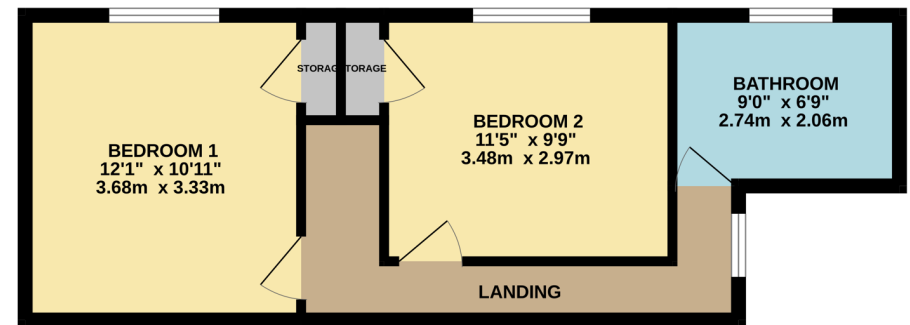
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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.
Made with Metropix ©2026

Important Information

- Council Tax Band: A
- 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.