



Boundary Street | Northwich | CW9 7NG

EDWARD  
mellor



## Features

- Traditional 2 bed end of terrace house
- Beautifully presented throughout
- Superb and recently installed fitted kitchen
- Gas central heating & PVCu double glazing
- Near to town centre and railway station

Traditional end-terrace property, superbly modernised throughout and presented in fantastic move-in condition ideal for first-time buyers. This attractive freehold home benefits from gas central heating with a combi boiler installed in 2023, PVCu double glazed windows fitted in 2021, and a

stylish newly fitted kitchen having a range of integrated appliances. The spacious accommodation comprises a welcoming lounge, dining room with opening into the kitchen with integrated appliances. The first floor has two bedrooms and an upgraded bathroom which notably are all accessed from a

landing. Externally, there is a walled low-maintenance rear garden providing private outdoor space. A beautifully updated home ready for immediate occupation, combining traditional character with many contemporary finishes throughout.



Inside a 5 minute drive is Northwich town centre with shops and national chain stores, pretty marina, Brio leisure centre with swimming pool/gym, multiplex cinema and a number of bars and restaurants. Closer still is a retail park and Tesco store. The A556 bypass can be easily reached in less than 5 minutes drive which connects directly to the motorway network. Northwich railway station is 0.8 of a mile and is on the Manchester to Chester line. In contrast and nearby is delightful open countryside at Neumanns Flash which is part of the Northwich woodland leading into Anderton Nature Reserve and Marbury Country Park

SERVICES : Mains water, gas, electricity and drainage. TENURE: We are informed that the property is Freehold and free from chief rent. NOTE: Prospective purchasers SHOULD be aware that none of the services or fittings have been tested. We advise that independent reports are obtained. ASSESSMENTS : Council Tax Band A - Energy Efficiency Rating D

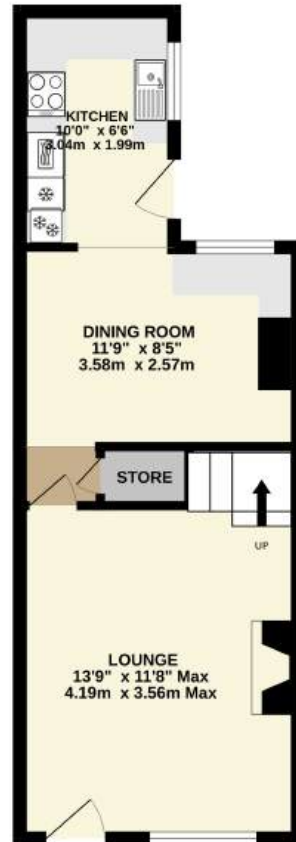


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
348 sq. ft. (32.3 sq.m.) approx.

1ST FLOOR  
354 sq. ft. (32.9 sq.m.) approx.



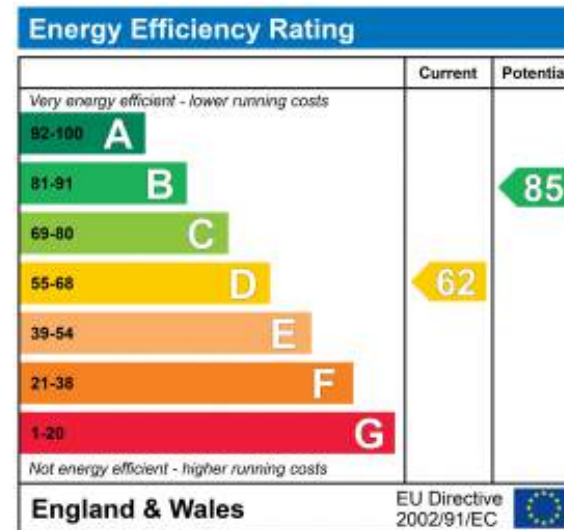
TOTAL FLOOR AREA - 702 sq ft. (65.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximations 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 floorplan ©2025

## Important Information

- Council Tax Band: A
- Tenure:Freehold

## EPC Rating



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