



Bond Street | Northwich | CW8 4DG

EDWARD  
mellor



## Features

- WITH NO FORWARD CHAIN
- Traditional 2 bed end of terrace
- Requires modernisation and improvement
- Hall with original Minton tiled floor
- Spacious rooms throughout

Traditional end-terrace property offered for sale with no onward chain, presenting an excellent opportunity for buyers seeking a renovation project with great potential. The property requires further improvement works but benefits from spacious

accommodation throughout and retains some original character features, including a Minton tiled floor in the entrance hall.

The ground floor comprises hall, lounge, living room, kitchen and utility

room. To the first floor are two well-proportioned bedrooms and a large bathroom. Externally, the property benefits from an enclosed rear garden space offering potential for landscaping. Early viewing is recommended.



The house is situated within Bond Street which is a no through road and part of a popular and well established location. Around a mile away is town centre with many shops and stores, bars and restaurants, Odeon cinema, Waitrose store against a picturesque marina and memorial court with swimming pool and gym. In Winnington there is a convenience store, medical centre and primary school. For commuting there are several major commercial centres which can be reached daily via the motorway network e.g. Manchester, Liverpool, Chester and Warrington. In contrast there are lovely local landmarks in the area such as Verdin Park, Marbury Country Park and Anderton Nature Reserve.

**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. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS** Cheshire West and Chester Tax Band B- Energy Efficiency Rating D

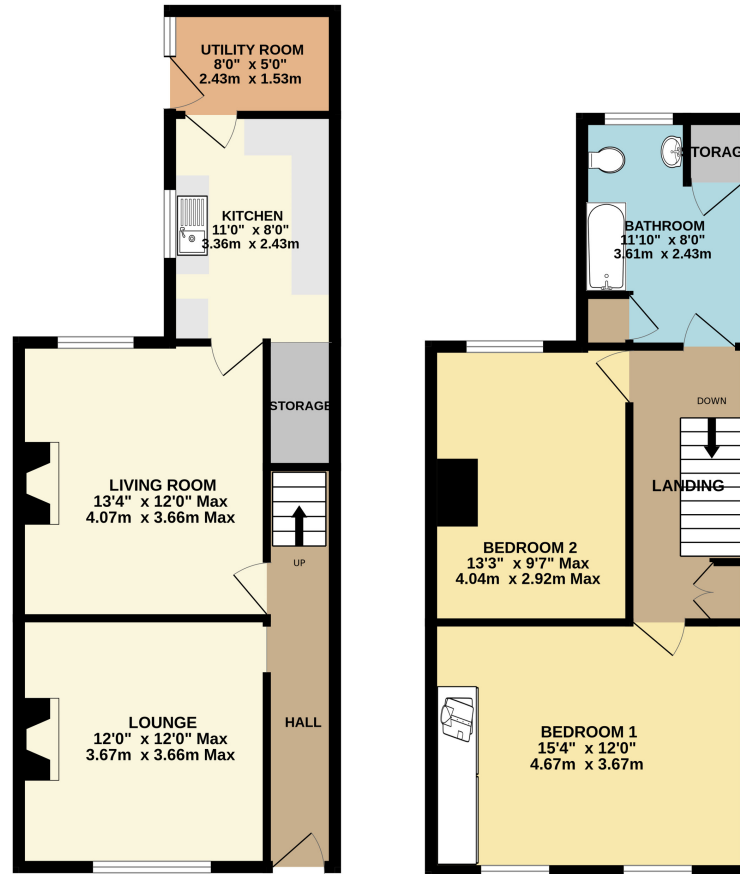


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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: B
- Tenure:Freehold

## EPC Rating

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