



London Road | Northwich | CW9 8AA

EDWARD
mellor



Features

- A spacious and well presented period house
- Layout arranged over 3 floors plus cellar
- With 4 bedrooms and 2 bathrooms
- Off road parking and gardens to the rear
- Close to town and riverside walks

A straightforward buy with no forward chain. A spacious traditional home offering a versatile layout arranged over three floors, with a useful cellar providing excellent storage or exciting potential for conversion (subject to any necessary consents). Retaining many period features, the layout has an

inviting entrance hall with beautiful original Minton tiled flooring, a lounge with period fireplace, dining room, kitchen, rear porch and bathroom. To the first floor is a generous principal bedroom, a second double bedroom and a second bathroom with overhead shower. The second floor provides two

additional bedrooms, with one offering an ideal home office or hobby space. Further benefits include gas central heating, PVCu double glazing, off-road parking to the rear accessed from The Crescent, and a fully enclosed mature rear garden featuring a variety of fruit trees.



The property commands a long-established position on London Road and enjoys the rare advantage of being within just a couple of minutes' walk of beautiful riverside walks and open countryside, providing miles of scenic routes ideal for walking, cycling and outdoor leisure. Northwich town centre is just half a mile away and offers a comprehensive range of shops and amenities, including a Waitrose supermarket, a picturesque marina, a leisure complex with swimming pool and gym facilities, and a multiplex cinema. The area is especially well served by educational facilities for all age groups, including highly regarded primary schools, Leftwich County High School, currently rated outstanding, and Sir John Deane's Sixth Form College, which is only a 2 minute walk from the property. The location is also ideal for the business traveller, with the A556 bypass around one mile away providing swift access to the motorway network, major commercial centres throughout the North West, and Manchester International Airport.

SERVICES : All main services are connected. **TENURE :** The property is Freehold and free from chief rent. **NOTE :** None of the services of fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Chester Tax Band TBC - Energy Efficiency Rating Band C

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

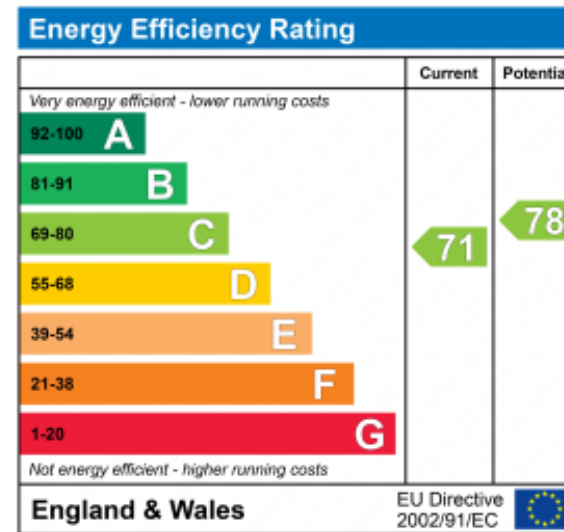


Total area: approx. 150.0 sq. metres (1615.1 sq. feet)

Important Information

EPC Rating

- Tenure:Freehold



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