



FOR SALE  
EDWARD  
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01606 45514  
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VALE ROYAL BOROUGH  
← TENNYSON

Tennyson Close | Northwich | CW9 7GF

EDWARD  
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## Features

- Beautifully presented detached home
- Garage and excellent 4 car driveway
- Spacious lounge and upgraded fitted kitchen
- 3 bedrooms and 2 new bathrooms
- Attractive South facing garden space

A beautifully presented detached home in a sought-after position, featuring an excellent detached garage, superb four-car driveway and beautifully kept landscaped rear gardens enjoying a private south-facing aspect. Presented to an immaculate standard throughout, this impressive property benefits from a recently fitted bathroom suite and a stylish new en suite shower room,

together with gas central heating and PVCu double glazed windows. The well-planned accommodation comprises an entrance hall, attractive lounge with bay window opening through to a spacious dining kitchen fitted with a range of integrated appliances and patio doors leading onto the rear garden. To the first floor there is a generous principal bedroom

with new en suite shower room, two further bedrooms and a contemporary bathroom fitted with a new suite. An ideal home offering exceptional presentation, excellent parking and beautifully maintained gardens.



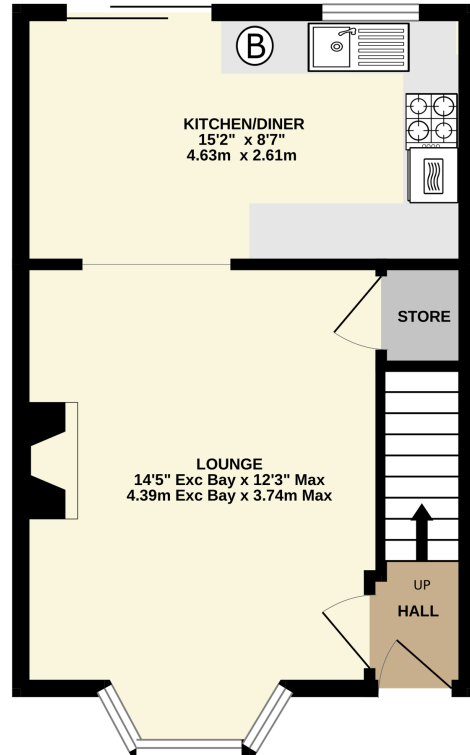
Tennyson Close is a small and quiet no through road and forms part of a much favoured development. Within one mile however is the A556 which links to the M6 and M56 motorways and several major commercial centres in the North West e.g. Manchester, Chester, Warrington and Liverpool. Manchester International Airport is 16 miles away. Northwich town centre is only 2 miles with great shopping facilities, bars, restaurants and leisure complex. Knutsford is 8 miles distant. There is easy access to delightful landmarks such as Tatton Park, Marbury Country Park, Neumann's Flash and Anderton Nature Reserve.

Mains, Water, Gas, Electricity and Drainage. 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 D. The property is Freehold and free from chief rent. This detail, however, has not been confirmed from the title deeds.

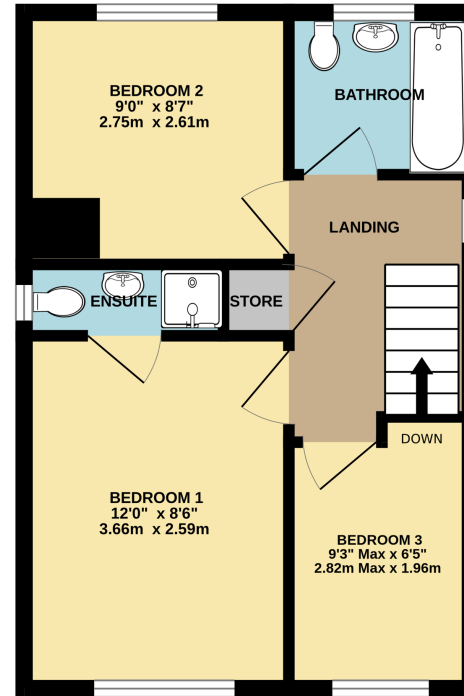
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



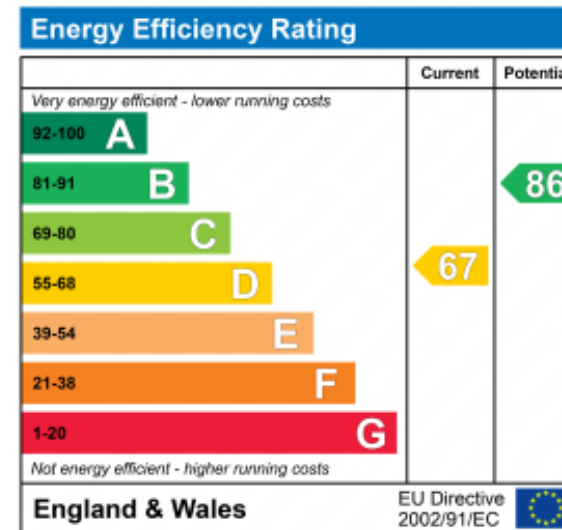
TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

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:Freehold

## 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.*