



Moss Road | Northwich | CW8 4BH

EDWARD
mellor



Features

- A fantastic and extended family home
- With a superb and versatile layout
- Up to 5 bedrooms and 2 bathrooms
- 3 reception rooms and breakfast kitchen
- Stunning plot of 0.21 of an acre

A spacious and extended traditional home set on a generous, mature 0.21 acre plot. The secluded grounds are set to the rear offering a perfect leafy retreat for children, entertaining and relaxation. There is an attractive patio area enjoying a

sunny aspect and a raised decking area. With a brick paved driveway providing excellent off road parking. The exceptional space is perfect for modern family living. Thoughtfully designed, the property boasts multiple reception rooms, a stunning

fitted kitchen/breakfast area, and a flexible ground-floor layout ideal for working from home, additional bedroom space or multi-generational living. PLEASE REFER TO FLOOR PLAN AND VIRTUAL TOUR.

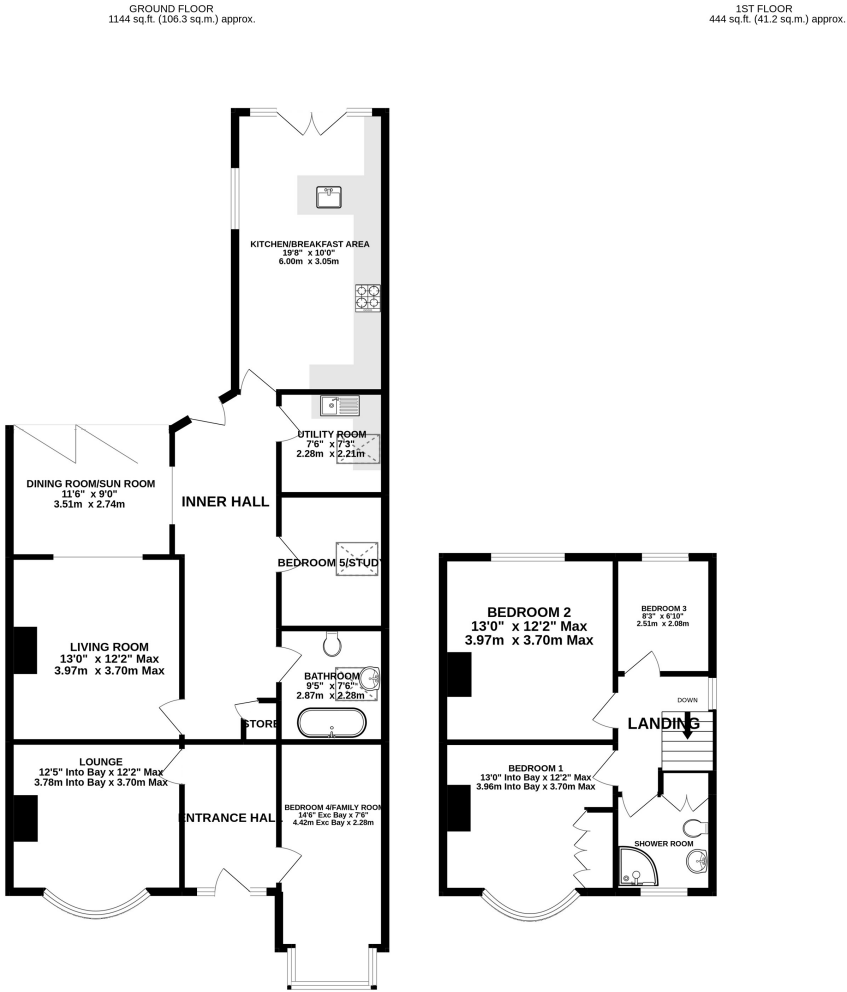


Moss Road is a long established and sought after area and this property enjoys a great position adjoining Moss Farm sports complex at the rear. Around a mile away is town centre with many shops and stores, bars/restaurants, multiplex cinema, Waitrose supermarket against a picturesque marina and memorial 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 C - Energy Efficiency Rating TBC

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA: 1588 sq.ft. (147.5 sq.m.) approx.

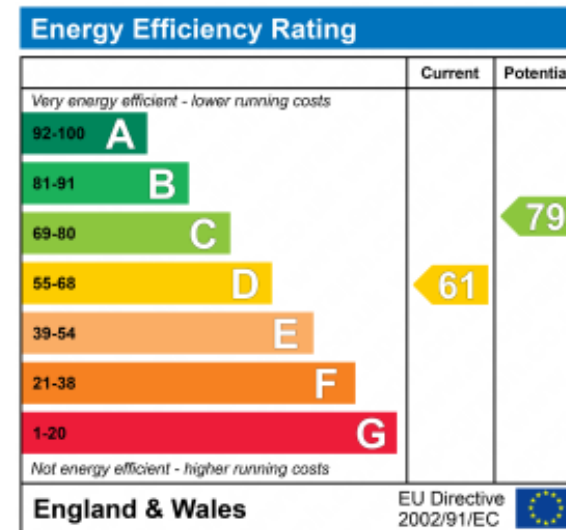
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2022

Important Information

- Council Tax Band: C
- 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.