



Fernlea Rd | Northwich | CW9 6DN

EDWARD
mellor



Features

- Traditional and extended semi detached house
- Garage, off road parking and large garden
- 2 reception rooms, kitchen, utility and W.C.
- Three bedrooms and bathroom
- Delightful front aspect to Great Budworth

Traditional bay-fronted semi-detached home, extended to the ground floor and offering spacious, well-balanced accommodation throughout. With gas central heating and PVCu double glazed windows, the property combines character with modern comfort. The ground floor comprises hall, living room with

bay window, dining room, fitted kitchen, utility room and cloakroom. To the first floor are three bedrooms and a family bathroom. Externally, the property enjoys a private driveway leading to a garage and a large, secluded rear garden ideal for families and entertaining. To the front, the property overlooks open

farmland with delightful views towards the picturesque village of Great Budworth, providing a lovely semi-rural outlook while remaining conveniently located.



Local landmarks include Marbury Country Park and Anderton nature reserve with the historic boat lift. Conversely this location is perfect for the business traveller as the nearest M56 motorway junction is 5.5 miles away and the M6 motorway just four miles away connecting to many major commercial centres throughout the North West that can be reached daily by car, eg Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Geographically the area is well placed between the towns of Northwich and Knutsford, both of which offer comprehensive shopping and leisure facilities.

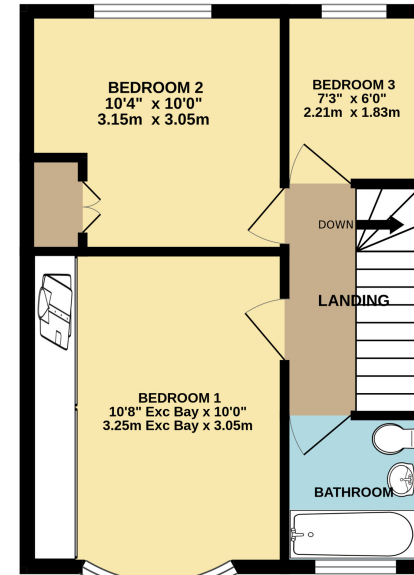
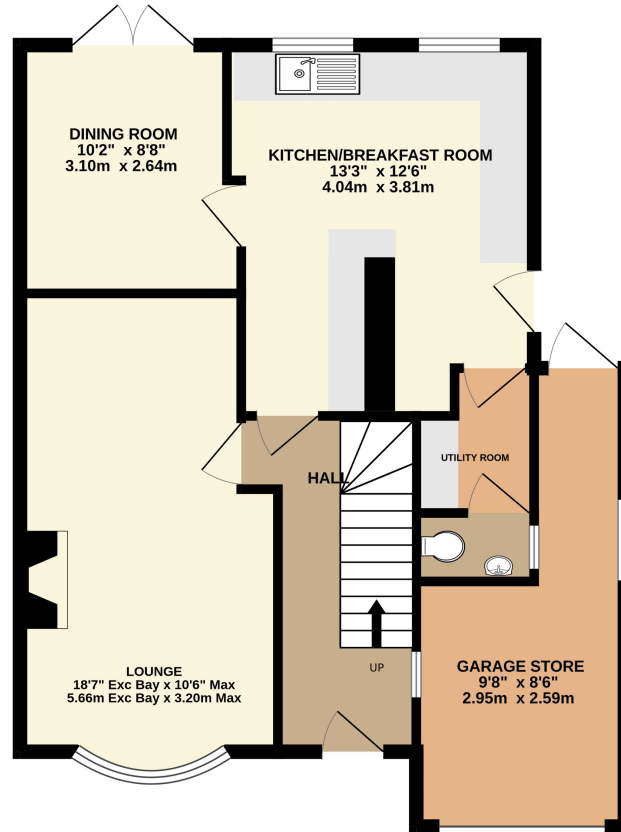
SERVICES: All main services are connected. **TENURE:** The property is Freehold and free from chief rent.. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West & Chester Tax Band C - Energy Efficiency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

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.1 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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