



Edward Street | Northwich | CW9 7DQ

EDWARD
mellor



Features

- New and Improved Renovation
- Attractive Double Fronted End-Of-Terrace
- Two Reception Rooms with Two Bedrooms
- Spacious Four Piece Suite Family Bathroom
- Garage and Private Garden

Situated in the popular location of Edward Street in Northwich, this renovated double fronted end of terrace home offers character, charm and exciting future potential. Thoughtfully redecorated by the current vendor to enhance its appeal, the property is perfectly suited to first time buyers and investors alike, with excellent scope to extend subject to

the usual planning consents. On entering, you are welcomed by a cosy entrance hall which immediately sets the tone for the inviting feel throughout. To the left, a spacious lounge showcases an abundance of character, complete with a wonderful log burner, high ceilings and stylish modern furnishings, creating the perfect place to relax and unwind after a long day.

Leading from the lounge is a presented kitchen area with doors opening out to the rear garden, ideal for entertaining and everyday living. To the right hand side of the hallway sits a generous dining room, previously used as a versatile second reception room or home office space.!



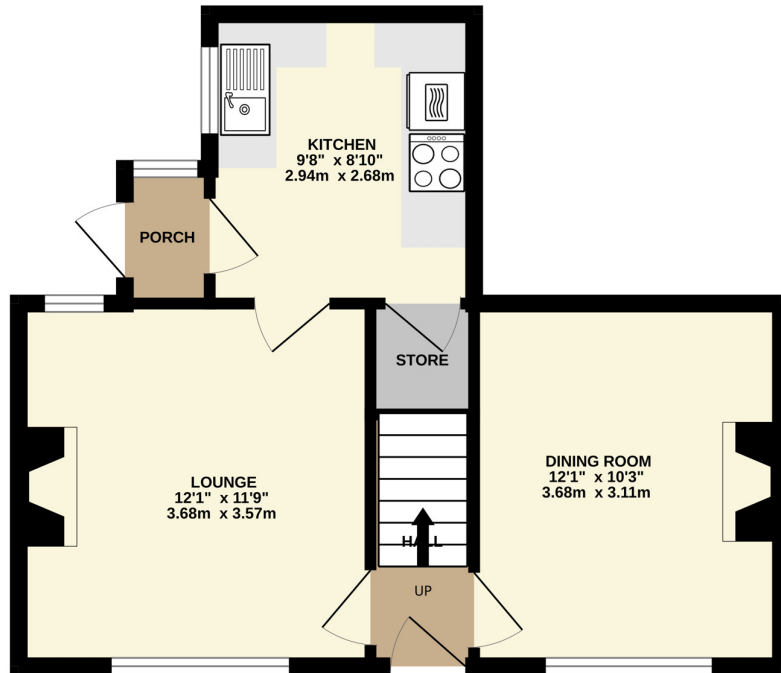
The first floor offers two spacious bedrooms with pleasant views to the front and rear, along with a well proportioned family bathroom featuring a four piece suite. Outside, the property enjoys a good size fully enclosed rear garden ideal for relaxing and entertaining, with a garage positioned behind providing useful storage or off road parking. The home is conveniently located within easy reach of Northwich town centre, offering a wide range of shops, restaurants, cinema and marina, plus local schools and a nearby Co-op. The A556 is a short drive away for motorway links across the North West including Manchester, Chester, Warrington and Liverpool, while Northwich railway station is less than a mile away on the Manchester to Chester line with a Tesco retail park adjacent. Mains water, gas, electricity and drainage are connected. Freehold, Council Tax Band A, EPC TBC. Prospective buyers should note services and fittings have not been tested. Call 01606 455 14 to arrange your viewing.



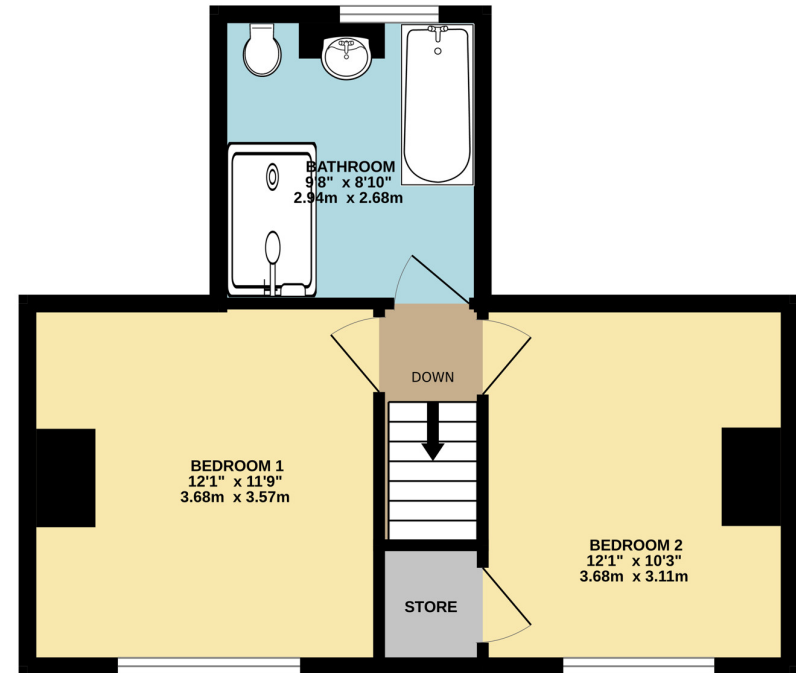
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 sq.m.) approx.

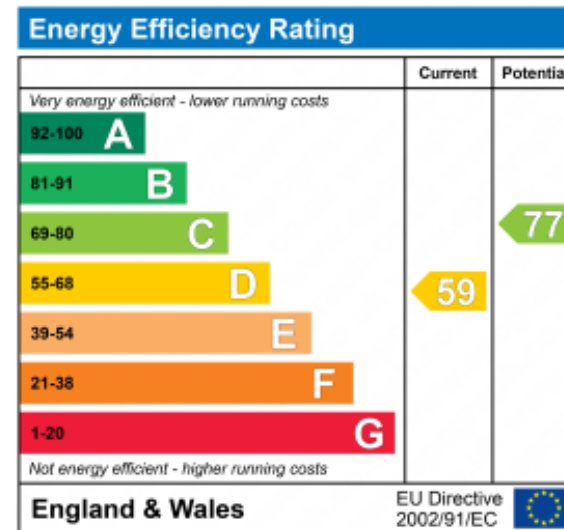
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Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating



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