

The Birch Graingers Road, | Northwich | CW9 8EJ

EDWARD mellor

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Asking Price £220,000







Features

- THIS IS A CHAIN FREE PURCHASE
- An individually designed detached property
- Impressive 23ft lounge/diner - 2 bedrooms
- Gas central heating & PVCu double glazed
- Private driveway and gardens

An attractive and individually designed home offering a distinctive style. This unique property provides an opportunity for buyers seeking something a little different. Offered for sale with no onward chain and vacant possession, the property is perfectly liveable as it stands, whilst offering scope for further improvements to suit individual tastes and requirements. Benefiting from gas central heating and PVCU double glazing, the accommodation comprises an entrance hall, an impressive 23ft lounge/diner and kitchen, with two bedrooms and a bathroom to the first floor. Externally, a private gated driveway provides off-road parking, whilst the fully enclosed rear garden enjoys a pleasant south-facing aspect, offering a lovely space to relax and enjoy the sunshine. An appealing and individual home with plenty of potential, conveniently offered with no chain.









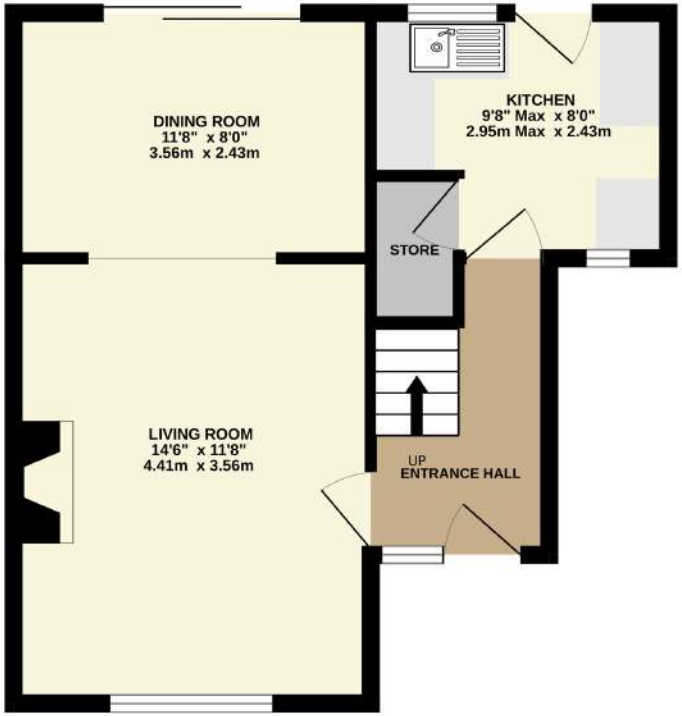
Part of a very popular and long established road and notably nearby is Leftwich County High School rated outstanding and a 10 minute walk will lead to Sir John Deane's College also rated outstanding. Northwich town centre is one mile away and offers a great range of shops and national chain stores, Waitrose supermarket next to an attractive marina, bars/restaurants, multiplex cinema and memorial court with swimming pool and gym. Around half a mile away is access to the A556 bypass which connects to the motorway network and several major commercial centres.

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. Buyers are advised to obtain their own independent reports. ASSESSMENTS : Cheshire West and Chester Tax Band C- Energy Efficiency Rating D

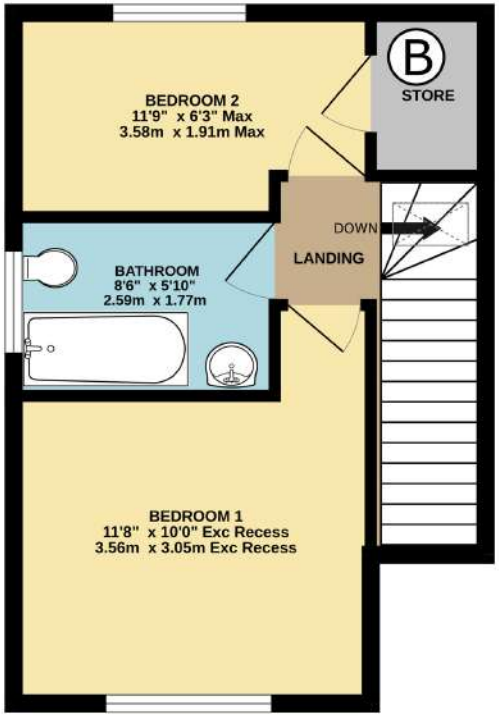
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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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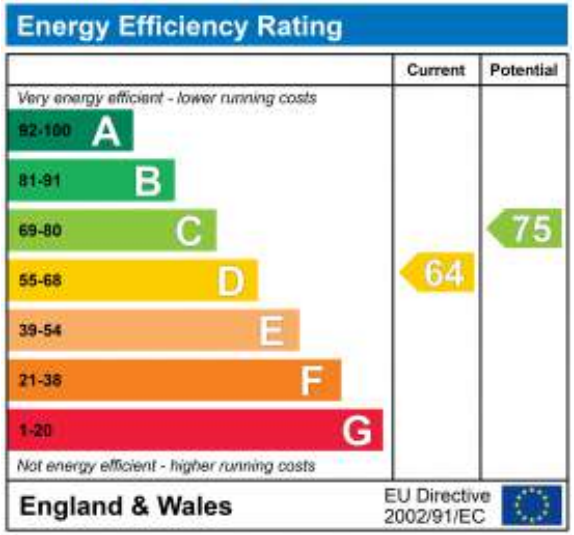
Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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