



Muskett Drive | Northwich | CW8 4YP

EDWARD
mellor



Features

- An excellent Freehold purchase
- Well appointed 3 bed semi-detached home
- Beautifully presented throughout
- Fantastic driveway for 4 vehicles
- Enjoys a fine open front aspect

An attractive semi-detached house enjoying a great position enjoying a lovely open front aspect. This superbly well-presented home is ready to move into with gas central heating and PVCu double glazing. Comprising entrance hall, cloakroom, generous lounge-diner

with French doors to rear garden and fitted kitchen equipped with a range of integrated appliances. On the first floor there is a master bedroom, two more bedrooms and a bathroom with shower. Outside, the property benefits from an excellent driveway providing

off-road parking for up to four vehicles with EV charging point, while to the rear is an enclosed garden with patio and decking area. A superb opportunity to acquire a stylish and practical home in a desirable setting.



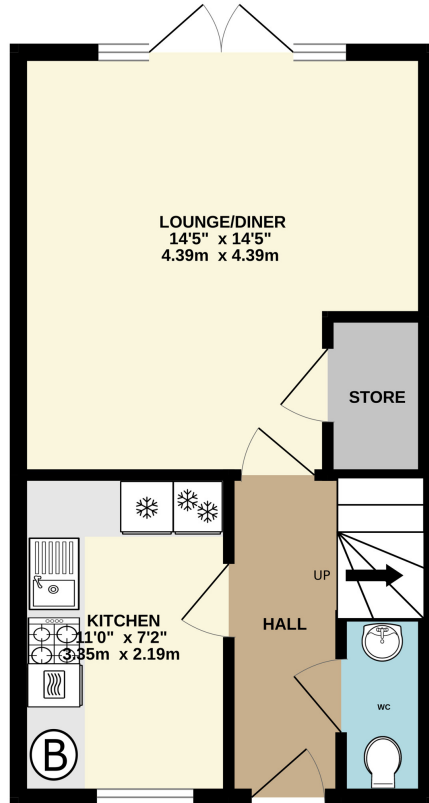
This property is well situated on a popular development with the advantage of Northwich town being just 1.2 miles away. Offering a comprehensive range of shops and national chain stores, Waitrose supermarket against a pretty marina, bars and restaurants, multiplex cinema, and swimming pool/gym. This location is a perfect commuter base giving easy access for the motorway network connecting to several major commercial centres. e.g. Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Local amenities nearby include a Co-op convenience store, veterinary practice, doctors' surgery, primary school and garden centre. Just a 5-minute drive will lead to miles of delightful countryside., Anderton Nature Reserve and Marbury Country Park connecting to the Northwich Woodlands perfect for walkers and cyclists.

SERVICES: All main services are connected. **TENURE :** The property is Freehold. 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 B- Energy Efficiency Rating - Band C

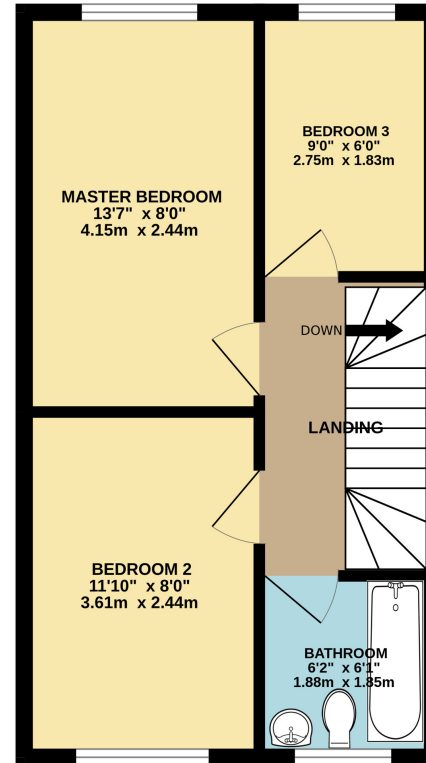
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

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



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



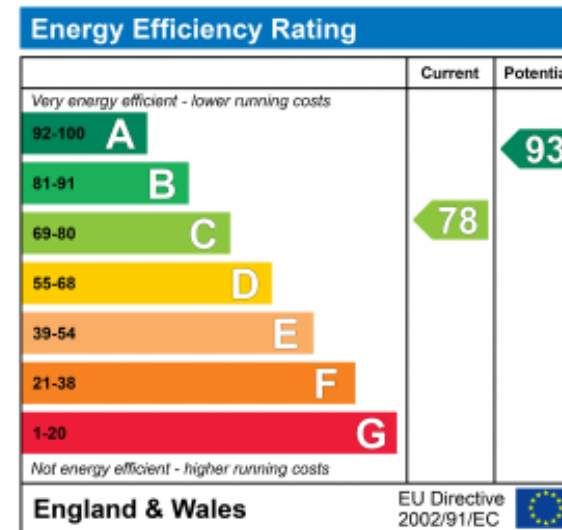
TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

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: B
- Tenure:Freehold

EPC Rating



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