



Freshwater View | Northwich | CW8 1GL

EDWARD
mellor



Features

- With no forward chain
- Spacious 3 storey town house
- Flexible layout with up to 5 bedrooms
- Redecorated throughout - new carpets
- Town centre location

Offered for sale with no forward chain and vacant possession, this extremely spacious townhouse provides well-presented accommodation arranged over three floors. Recently redecorated throughout and benefiting from new fitted carpets, the property also offers gas central heating and PVC double glazing, whilst retaining some scope

for further improvement. The accommodation comprises an entrance hall, cloakroom, versatile fifth bedroom or reception room and a dining kitchen with double doors to the rear. To the first floor is a spacious lounge with Juliet balcony and a principal bedroom with en-suite shower room. The second floor offers three

further bedrooms, two with built-in wardrobes, together with the main bathroom. Externally, there is designated off-road parking to the rear. An excellent opportunity to purchase a generously proportioned home, available for immediate occupation and early viewing is strongly recommended.



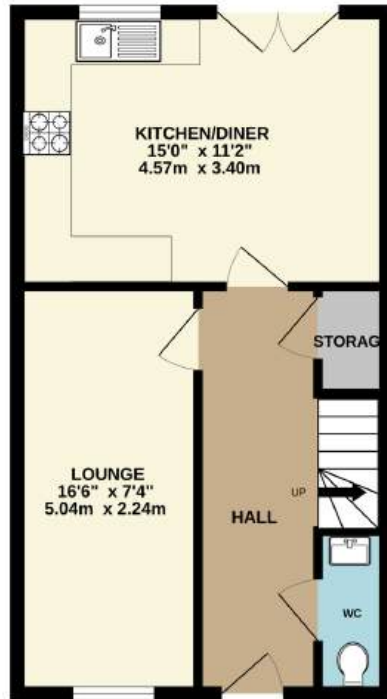
Standing in a superb location with many landmarks within walking distance.. TOWN CENTRE 2 MINUTES - VERDIN PARK 1 MINUTES - MOSS FARM LEISURE CENTRE 15 MINUTES - HUNTS LOCK 15 MINUTES, GREENBANK RAILWAY STATION 15 MINUTES. Northwich town centre has excellent amenities including many independent shops and national chain stores, Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. Closer still are nearby shops on Castle Street for essential needs. Hunts Lock is a local beauty spot which connects to miles of delightful riverside walks and cycle rides. Verdin Park offers green space and a children's play area while Moss Farm leisure complex has a rugby and cricket clubs and all weather football surfaces. For travel Greenbank Railway Station on the Manchester to Chester line. Hartford Railway Station on the West Coast line is 1.6 miles connecting to London. The A556 bypass linking to the motorways is 1.5 miles.

SERVICES: All main services are connected. TENURE: The property is Leasehold. Ground Rent & Service Charge TBC NOTE: None of the services or fittings have been tested. Buyers should obtain their own independent reports. ASSESSMENTS: Cheshire West and Chester Tax Band E- Energy Performance Rating Band - C

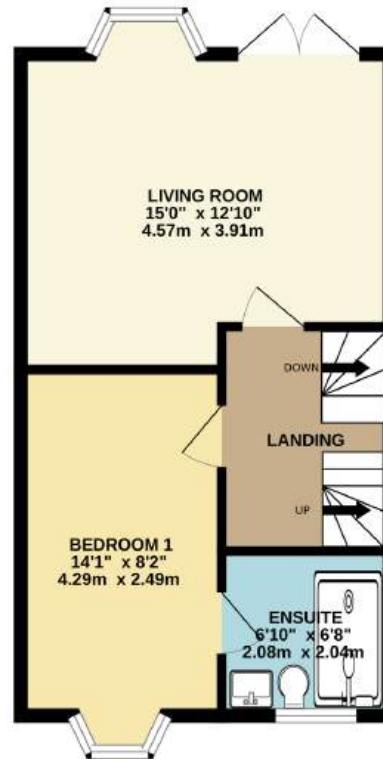
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

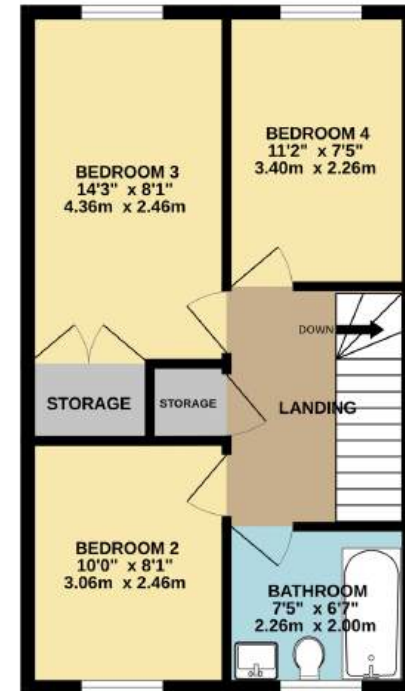
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



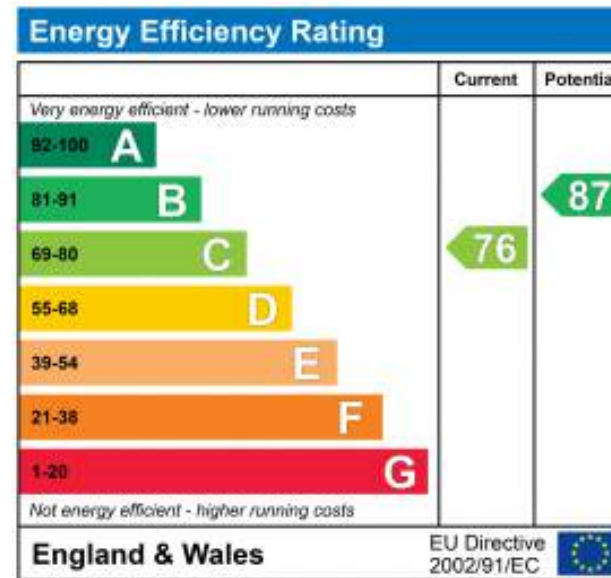
TOTAL FLOOR AREA: 1253 sq.ft. (116.5 sq.m.) approx.

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.
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Important Information

- Council Tax Band: E
- Tenure: Leasehold
- Years Remaining on the Lease : 103 Years

EPC Rating



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