



Cromwell Road | Northwich | CW8 4BX

EDWARD
mellor



Features

- WITH NO ONWARD CHAIN
- Distinctive 3 bed 1930s built semi detached
- Garage and impressive mature plot
- Gas central heating & PVCu double glazed
- Requires further updating

First time on the market in over 90 years and offered with no onward chain, this attractive 1930s bay-fronted semi-detached home presents a rare opportunity to acquire a much-loved property on a superb mature plot. The house benefits from a garage, off-road

parking, gas central heating and PVCU double glazed windows, and offers excellent scope for further improvement and personalisation. The accommodation comprises an entrance hall, comfortable lounge, separate dining room and kitchen to

the ground floor. Upstairs there are three bedrooms and a shower room. Enjoying a generous established plot and plenty of potential, this is an exciting chance to create a wonderful long-term family home in a sought-after setting.



Cromwell Road is a long established area and this property enjoys a great position near to Moss Farm sports complex. Around a mile away is the town centre with many shops and stores, bars/restaurants, multiplex cinema, Waitrose supermarket against a picturesque marina and memorial court with swimming pool and gym. In Winnington there is a convenience store, medical centre and primary school. For commuting there are several major commercial centres which can be reached daily via the motorway network e.g. Manchester, Liverpool, Chester and Warrington. In contrast there are lovely local landmarks in the area such as Verdin Park, Marbury Country Park and Anderton Nature Reserve.

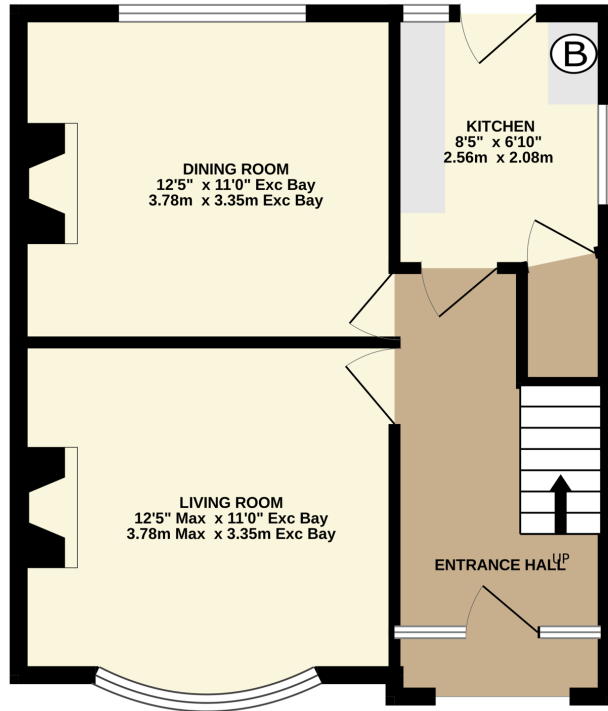
SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS** Cheshire West and Chester Tax Band C - Energy Efficiency Rating D



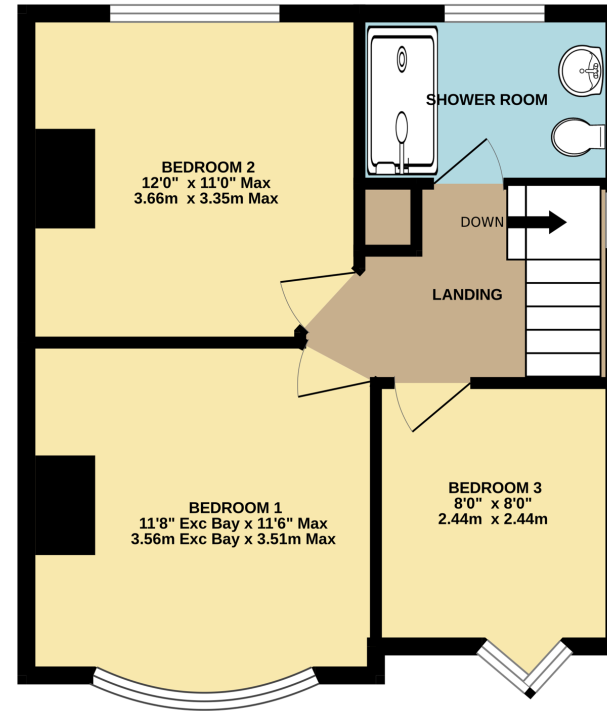
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

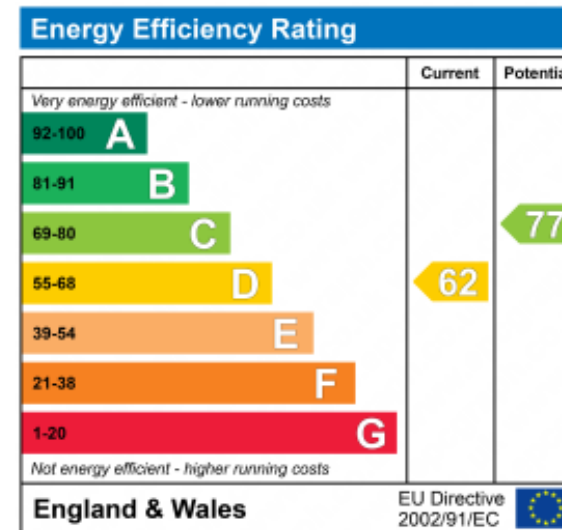
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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