



Kingsley Drive | Northwich | CW9 8AZ

EDWARD
mellor



Features

- A 3 bedroomed semi detached house
- Garage and private driveway
- Potential to update and improve
- Gas central heating & PVCu double glazed
- Spacious lounge and kitchen/diner

A modern semi-detached house offered for sale with no onward chain, ideal for buyers looking to put their own stamp on a property. Benefiting from gas central heating and PVCu double glazing, the accommodation

briefly comprises a porch, spacious lounge and kitchen/diner to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property enjoys a rear garden together with a garage and

private driveway and off-road parking. Requiring some updating, this home presents an excellent opportunity for first time buyers, families or investors seeking a property with great potential in a popular residential location



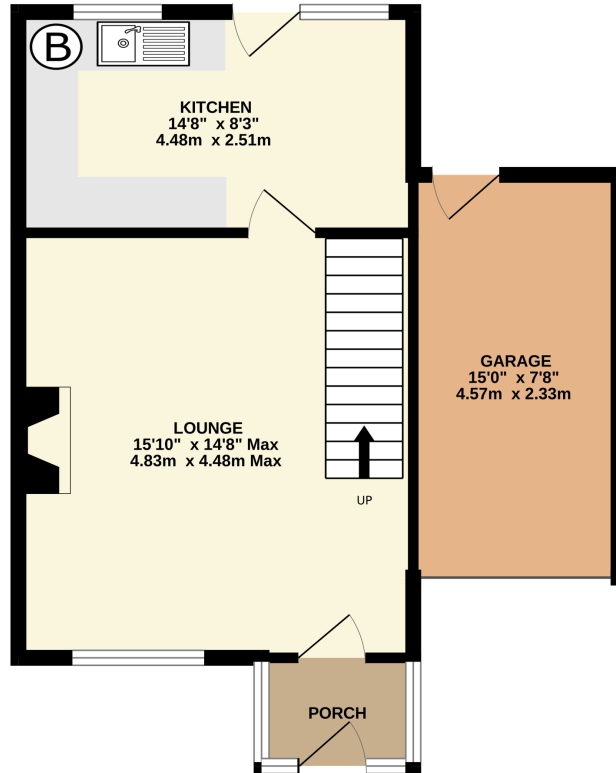
The property belongs to a long established development and is just a 10 minute walk to miles of delightful riverside walks and countryside. Also and notably within a short walk is Leftwich County High School rated outstanding and just a 10 minute walk will lead to Sir John Deane's College also rated 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 TBC

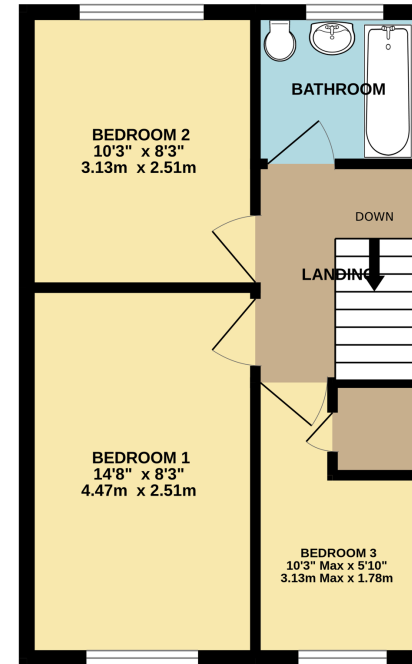
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



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Important Information

EPC Rating

- Council Tax Band: C

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