



Kassel House Langley Road | Northwich | CW9 8SA

EDWARD
mellor



Features

- Individually designed detached family home
- Available to purchase with no forward chain
- Four bedroom and two bathrooms
- Double garage and excellent off-road parking
- Don't delay - arrange a viewing today

Kassel House is an individually designed detached home offering a generous and well-proportioned floor plan. Meticulously maintained throughout and available to purchase immediately with no forward chain. There is excellent potential to extend and reconfigure the layout to suit a buyer's individual needs. Set on a

0.14-acre plot, the beautifully maintained gardens extend to the front, side and rear, with the secluded rear garden featuring a summer house. With gas central heating and PVC double glazing, the ground floor has an entrance hall, spacious lounge opening onto the rear garden, dining

room, fitted breakfast kitchen with integrated appliances, utility room and WC. To the first floor, the impressive master bedroom has built-in wardrobes and en suite shower room, bedroom two offers excellent storage and a feature window seat, two further bedrooms or one as home office and family bathroom.



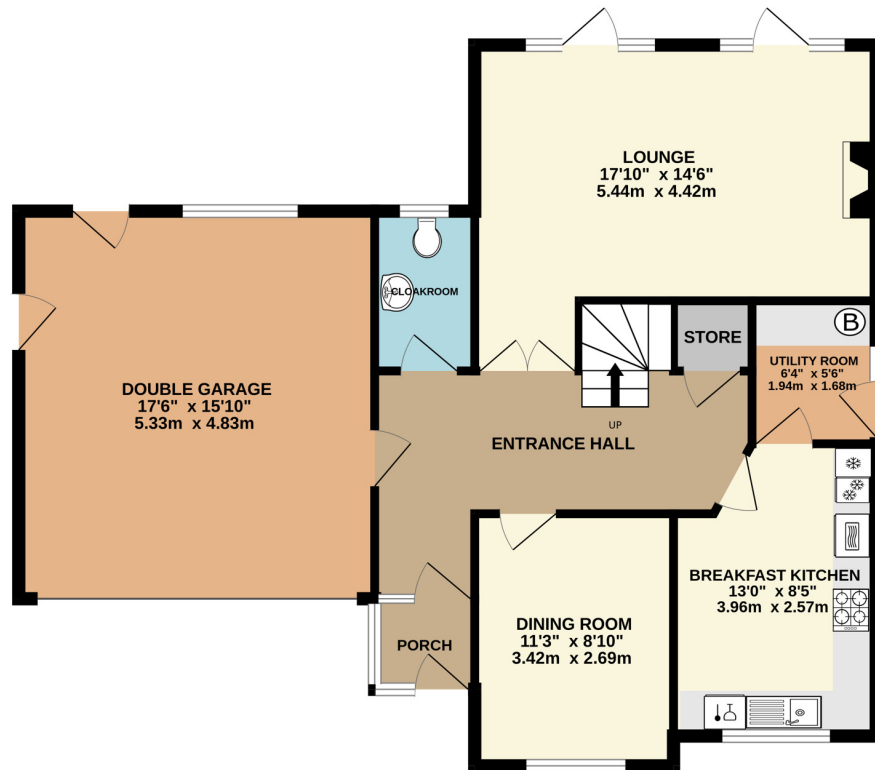
The property belongs to a long established development and is just a 10 minute walk to miles of delightful riverside walks and countryside. Also and notably within a short walk is Leftwich County High School rated outstanding and just a 10 minute walk will lead to Sir John Deane's College also rated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

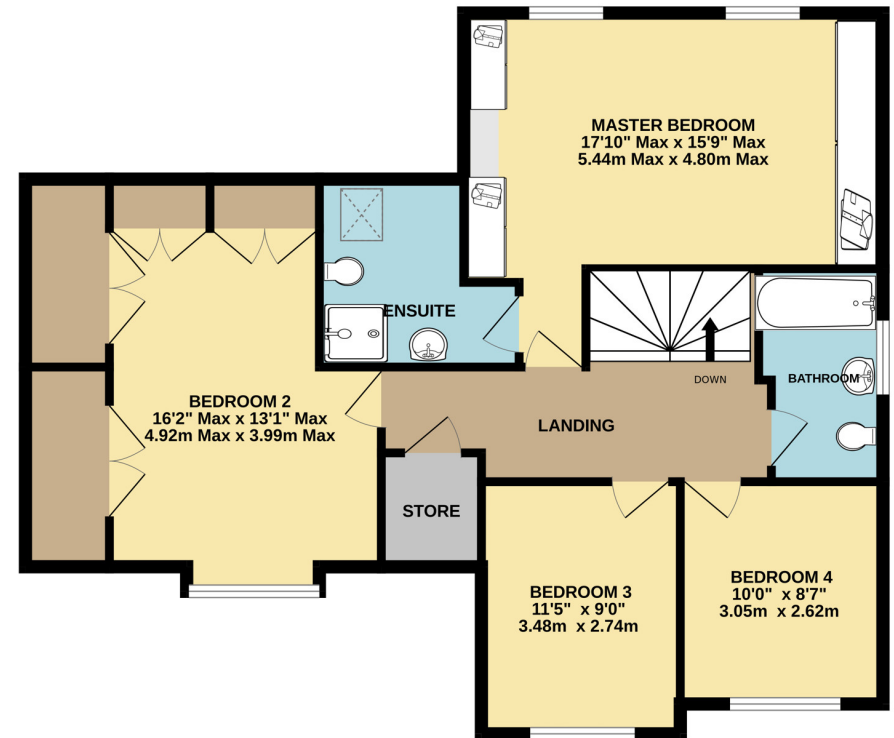
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

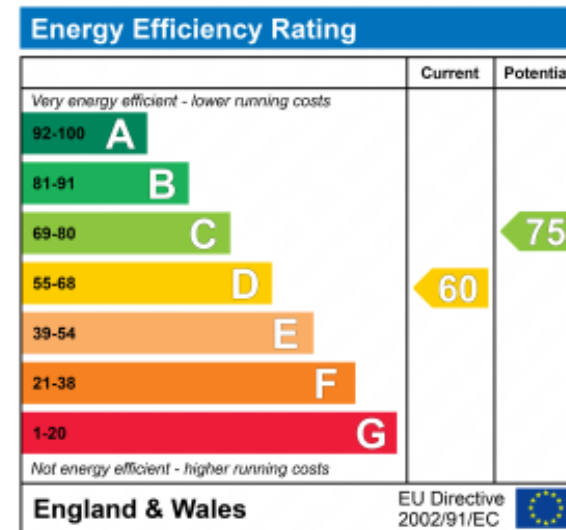
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

EPC Rating



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