



Cromwell Road | Northwich | CW8 4BX

EDWARD  
mellor



## Features

- Well appointed & extended semi detached home
- Stunning open plan living kitchen
- Bi-fold doors to amazing landscaped garden
- Three bedrooms and upgraded shower room
- With garage and excellent off road parking

Beautifully appointed and deceptively spacious semi-detached home, notably enhanced by an impressive ground floor extension. The property enjoys a superb landscaped rear garden offering a high degree of privacy and designed for low maintenance, with extensive decking area, Indian stone paving and a

fantastic covered seating area with utility store. There is a garage and driveway providing ample off-road parking. With a stylish entrance hall, lounge currently used as a bedroom, a quite stunning contemporary open-plan dining kitchen and living area, ideal for family enjoyment and entertaining. The kitchen features a

range of integrated appliances and bi-fold doors open seamlessly onto the garden. To the first floor are three bedrooms of excellent size and an upgraded shower room.



The property occupies a splendid position enjoying a pleasant open rear aspect and is not overlooked from the front. Opposite is Moss Farm sports complex with all weather football surfaces, cricket and rugby clubs and green space. Also in walking distance is a primary school and medical centre. Part of a long established and much favoured location lying within close proximity of Northwich town centre. With an excellent range of shops and stores, Waitrose supermarket against a picturesque marina, retail park, multiplex cinema, swimming pool and gymnasium. For the business traveller there is easy access to the both the A556 and A49 which both connect to the motorway network and many major commercial centres in the north west. There are 2 railway stations in easy reach including Hartford which is on the west coast mainline connecting to London. The landmarks of Marbury Country Park and Anderton Nature Reserve are a short drive away.

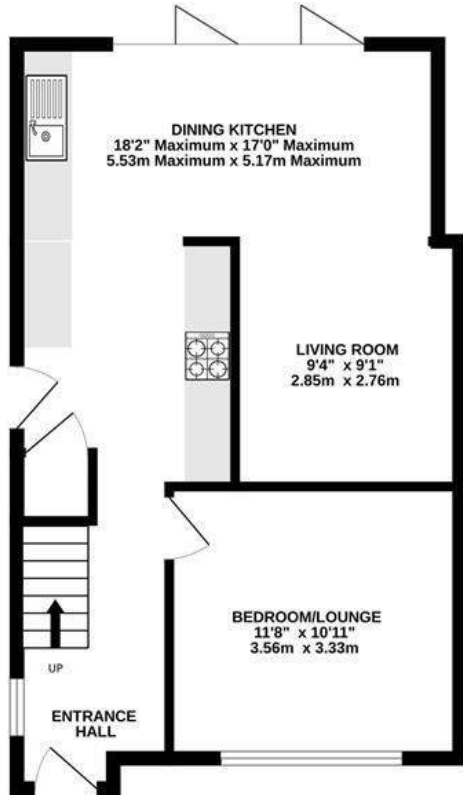
**SERVICES :** Mains water, gas, electricity and drainage. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE:** We should advise prospective customers that none of the fittings or services have been tested and that independent reports be obtained. **ASSESSMENTS :** Cheshire West Tax Band C - Energy Efficiency Rating C



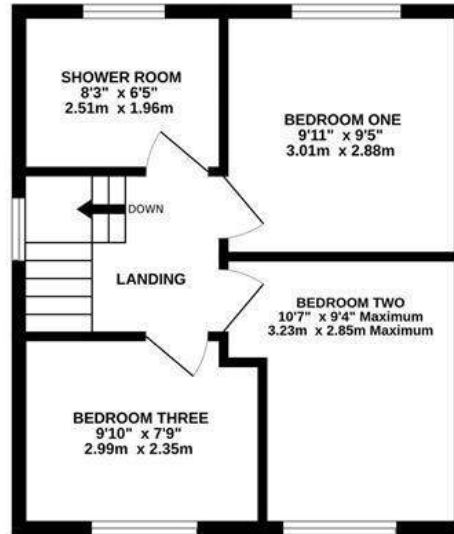
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

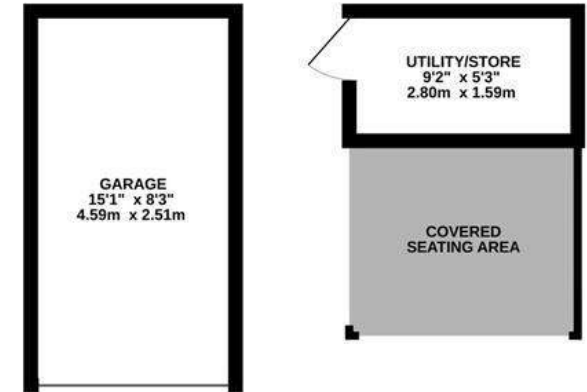
GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

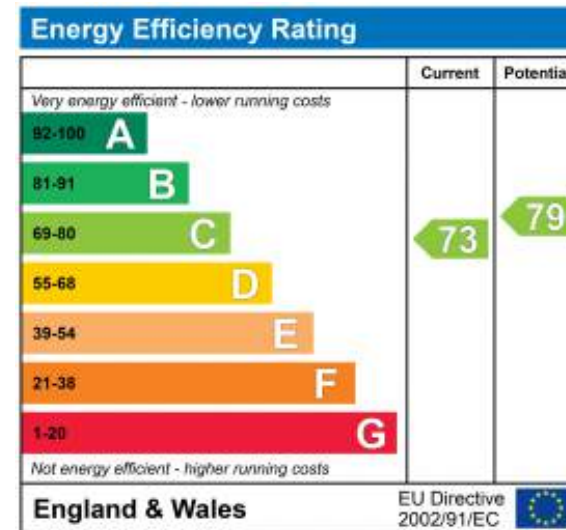
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2026

## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating



10, The Bull Ring, CW9 5BS  
T: 01606 455 14  
E: northwich@edwardmellor.co.uk

*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*