



Robert Street | Northwich | CW8 1DN

EDWARD  
mellor



## Features

- THIS IS A CHAIN FREE PURCHASE
- Traditional 2 bed semi detached house
- Gas central heating & PVCu double glazed
- Spacious lounge and open plan kitchen/diner
- Great location within yards of Hunts Lock

This traditional semi-detached home is offered for sale as a chain free purchase and is only a short stroll to Hunts Lock giving access to miles of picturesque countryside and riverside walks. Perfect for first-time buyers and downsizers alike. With gas central heating and PVCu double-glazing, the

ground floor comprises an entrance hall, spacious lounge through to an open plan kitchen/diner with a built in oven and hob and a bright sun room overlooking the rear garden. To the first floor are two good sized bedrooms and a spacious feature bathroom fitted with a separate shower. Outside, the

property enjoys a private driveway leading to the garage with power, light and roller shutter door. There is a maintenance free enclosed rear garden enjoying a south facing orientation, ideal for relaxation.



The property occupies a splendid position at the end of a quiet cul de sac and yards away from access to Hunts Lock giving river walks and miles of green space perfect for walkers and cyclists. Northwich town centre is just one mile away providing an excellent choice of shops and stores, Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. There are also local shops on nearby Castle Street for daily needs. For the business traveller, Greenbank Railway Station on the Manchester to Chester line 0.9 miles, Hartford Railway Station, Liverpool, Crewe, London 2 miles, access to A556 and motorway network 2 miles, Manchester International Airport 17 miles

**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 should obtain their own independent reports.

**ASSESSMENTS:** Cheshire West and Chester Council tax band B -Energy Performance Rating C

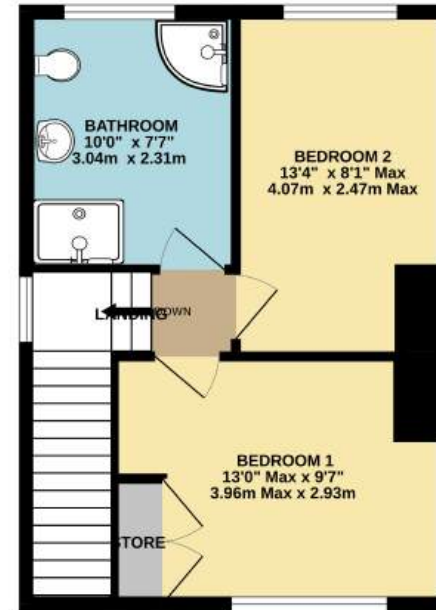
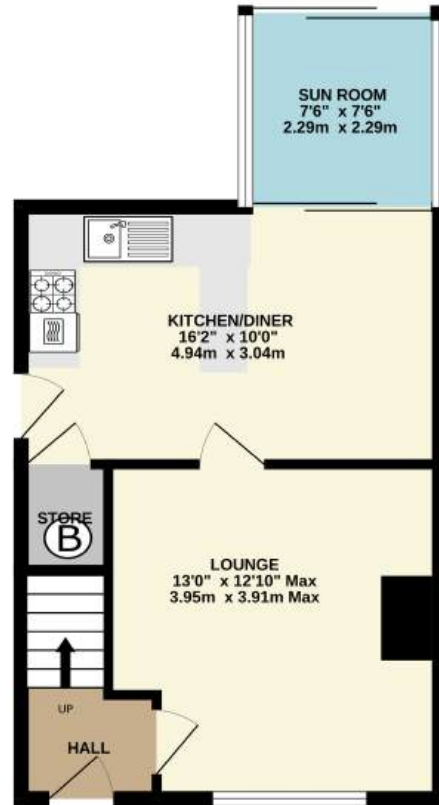


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



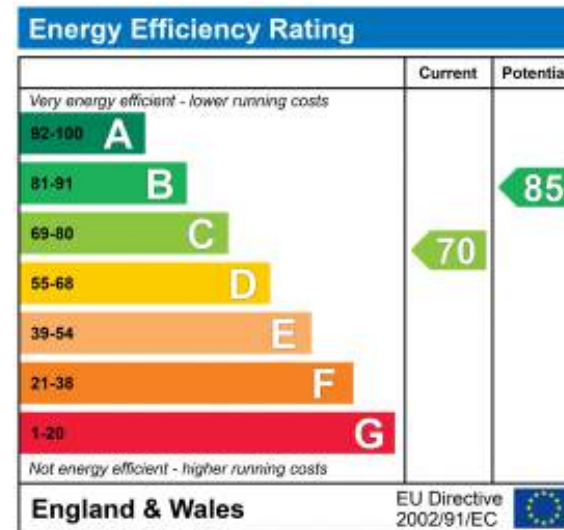
TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

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: B
- Tenure:Freehold

## EPC Rating



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*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.*