



Cromwell Road | Northwich | CW8 4BW

EDWARD
mellor



Features

- Traditional 3 bed semi-detached
- With no forward chain
- Well appointed throughout
- Gas central heating and PVCu double glazed
- Off road parking and secluded rear garden

An attractive traditional semi-detached property which is beautifully presented throughout and offered for sale with the added advantage of no forward chain. Ideal for first-time buyers, young families or those looking to downsize. Features include gas central heating,

PVCu double glazing, a driveway providing off-road parking for two cars and a generous, fully enclosed rear garden. The accommodation comprises an entrance hall, lounge and a spacious open-plan dining kitchen, creating an excellent space for

both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the enclosed rear garden offers a private setting for relaxing, entertaining or children's play, completing this appealing home.



The property occupies a splendid position along Cromwell Road which is a long established and much favoured location. Nearby 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. Within close proximity is 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.

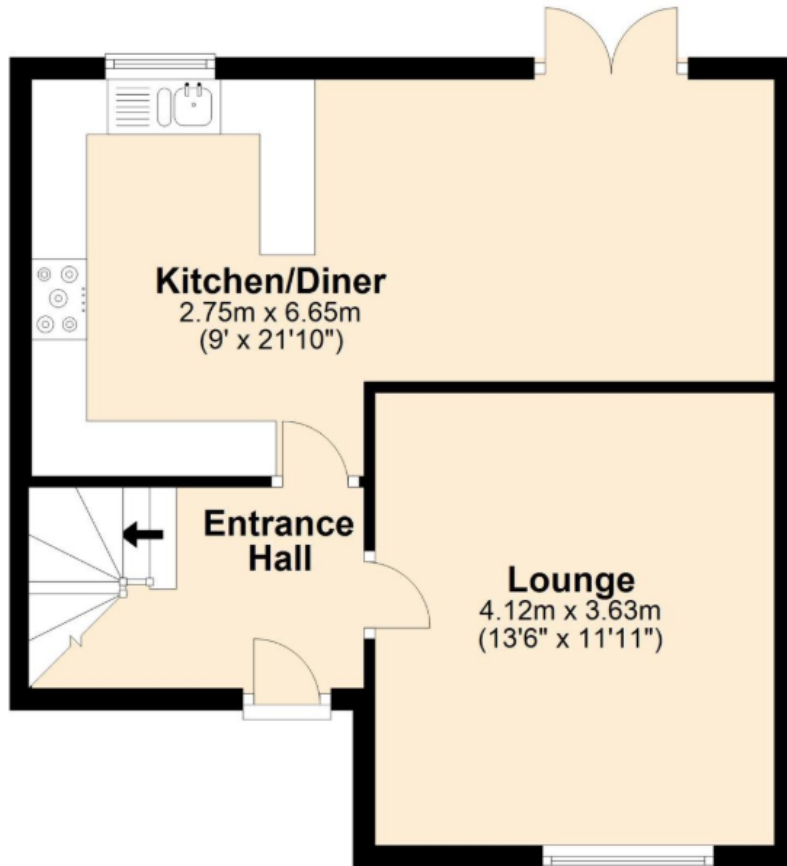
SERVICES : Mains water, gas, electricity and drainage. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE:** We should advise prospective customers that none of the fittings or services have been tested and that independent reports be obtained. **ASSESSMENTS :**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

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

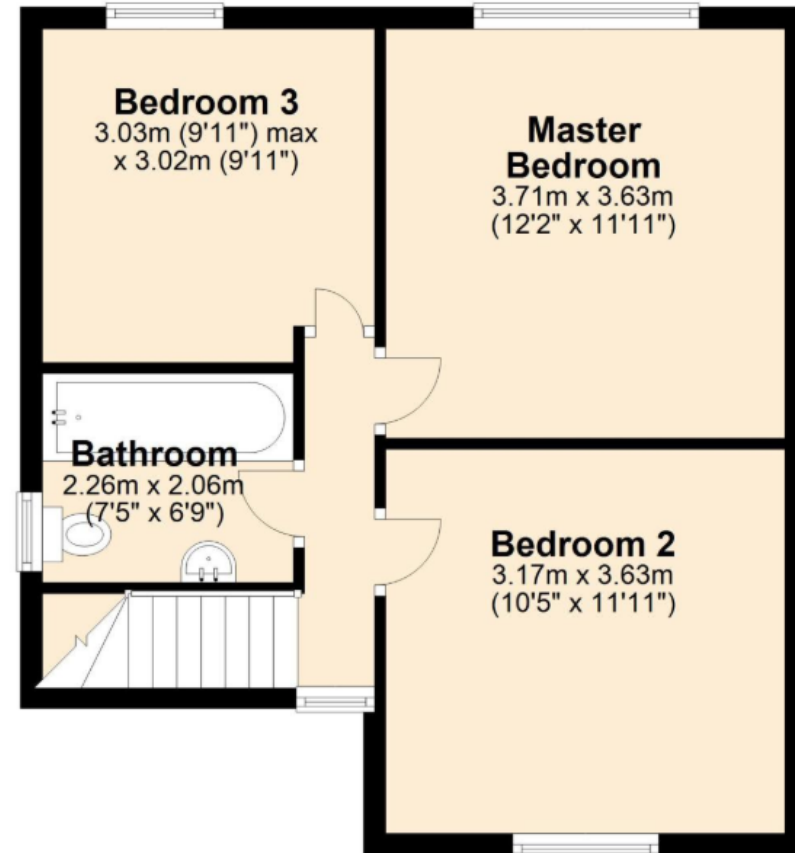
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



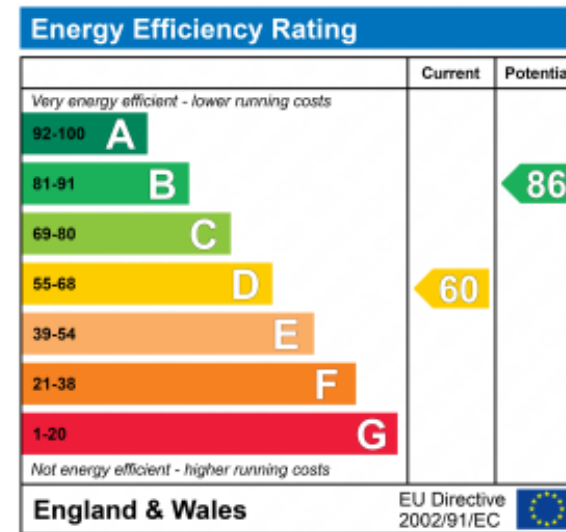
Total area: approx. 86.2 sq. metres (928.2 sq. feet)

For purpose of illustration only
Plan produced using PlanUp.

Important Information

- Tenure:Freehold

EPC Rating



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