



Queensgate | Northwich | CW8 1DU

EDWARD  
melior



## Features

- THIS IS A CHAIN FREE PURCHASE
- Attractive and extended 3 bed semi detached
- 3 reception rooms plus conservatory
- Ground and first floor bathrooms
- Excellent off road parking and large garden

Traditional extended 1930s bay-fronted semi-detached home offered with no onward chain. This attractive property benefits from a private driveway and an impressive sized rear garden, ideal for families and outdoor entertaining. Well maintained throughout, the accommodation includes gas

central heating and PVCu double glazing. The ground floor comprises a welcoming hall, spacious living room and dining room all with original parquet floors, morning room, attractive fitted kitchen with integrated oven and hob, utility room, convenient shower room and conservatory, providing flexible and

versatile living space. To the first floor are three bedrooms and a family bathroom. A superb opportunity to acquire a character home with generous accommodation in a desirable residential location.



The property is well situated in a peaceful and little known backwater of Northwich adjoining allotment gardens at the rear. Queensgate is a desirable and established address where residents tend to stay for long periods of time. Verdin Park is just a short walk away with children's play area. There is also access to miles of beautiful riverside walks/cycle rides via Hunts Lock just 3/4 mile away. Northwich town centre is in walking distance and offers a range of shops and stores, Waitrose supermarket against a pretty marina, bars and restaurants and lifestyle centre with gym and swimming pool. There are highly rated schools for all age groups in the area. A556 bypass 2 miles, Greenbank Railway Station 0.6 mile, Hartford Railway Station 1.8 miles connects to London

**SERVICES :** Mains, Water, Gas, Electricity and Drainage. We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band C. Energy Efficiency Rating - Band D. We are informed that the property is Freehold.

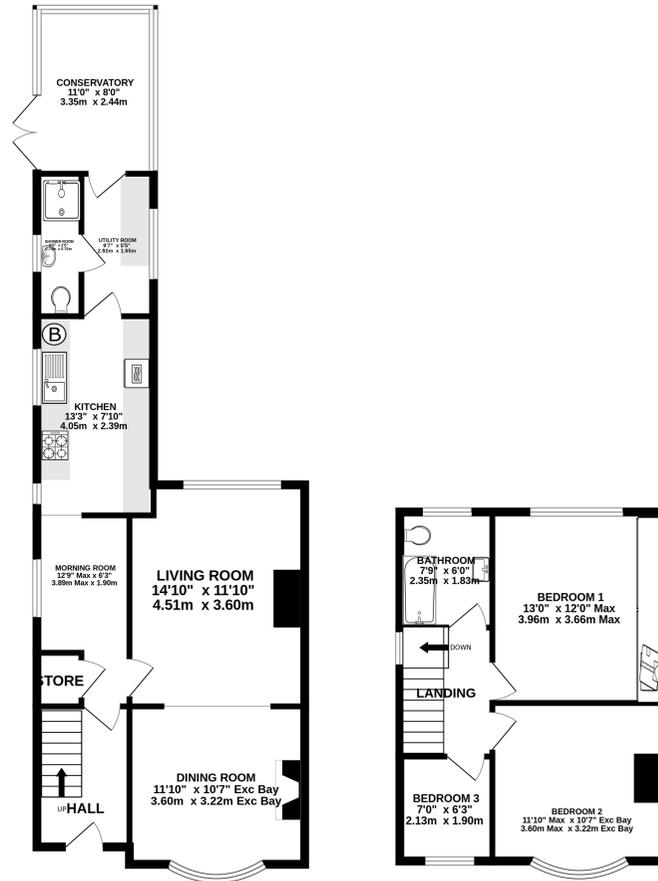


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



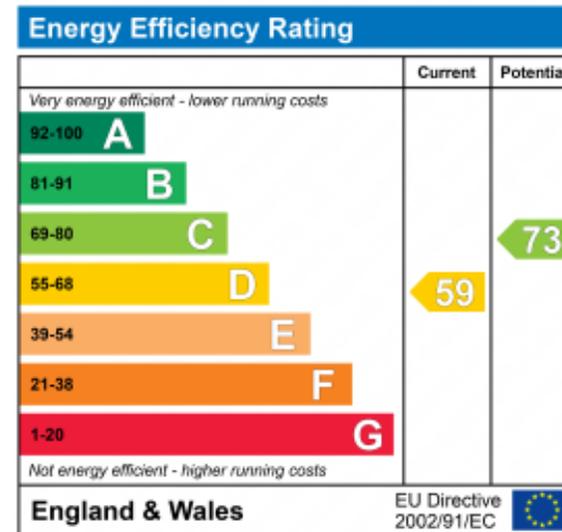
TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

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: C
- Tenure:Freehold

## EPC Rating



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