



Middlewich Road | Northwich | CW9 7DB

EDWARD
mellor



Features

- A chain free purchase
- Restored period end of terrace property
- 2 reception rooms and fitted kitchen
- 2 double bedrooms
- Downstairs W.C. and first floor shower room

A fully modernised Victorian end of terrace forming part of Stanley Terrace, built in 1877, as confirmed by the original datestone to the front elevation. This well-presented home is deceptively spacious and combines period character with modern comfort. The property benefits from PVCu

double glazing and gas central heating with a recently installed combi boiler. To the ground floor there is a welcoming living room, separate dining room, and a fitted kitchen with integrated oven and hob. A convenient utility room and cloakroom/WC complete the ground floor

accommodation. To the first floor are two generous double bedrooms and a spacious refurbished shower room. Outside, there is a fully enclosed walled rear garden with brick store providing a private outdoor space. Offered for sale with no onward chain.



The property occupies a popular and long established position and is within easy reach of Northwich town centre which provides a comprehensive selection of shops and stores, Waitrose supermarket with picturesque marina, cinema complex and a number bars and restaurants. Nearby there are local amenities including a Co-op convenience store and schools for both age groups. There is a chemist opposite the property and a medical centre within yards. For commuting purposes, the A556 is a short drive away and connects to the motorway network and many major commercial centres throughout the North West e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. Northwich railway station easily accessible and is part of the Manchester to Chester line. Adjacent to the station is a Tesco store and retail park.

SERVICES : Mains, Water, Gas, Electricity and Drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE :** We must advise prospective buyers 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 A. Energy Efficiency Rating - Band TBC.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 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 ©2025

Important Information

- Council Tax Band: A
- 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.