



Foxendale Close | Northwich | CW8 4GZ

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- A spacious 3 bed 2 bath modern town house
- Superb layout arranged over 3 floors
- Garage, driveway and private gardens
- Balcony with delightful rooftop views

EASY ACCESS FOR TOWN CENTRE, GREEN SPACE, SUPERB SCHOOLS FOR ALL AGES AND RAILWAY STATIONS - This is a modern and spacious town house with excellent accommodation over 3 floors which is great for a family both in its size and location. With gas central

heating and PVCu double glazing, the layout in summary comprises entrance hall, utility room, cloakroom and access to a good sized garage 18ft6 x 10ft. The first floor has an attractive lounge, dining room with access to a balcony enjoying a lovely open view and kitchen. To the first floor there is a

fitted master bedroom with en suite, bedroom 2 with fitted wardrobes, bedroom 3 currently set up as a superb home office and bathroom. To the rear there is a fully enclosed private garden with steps to a balcony.



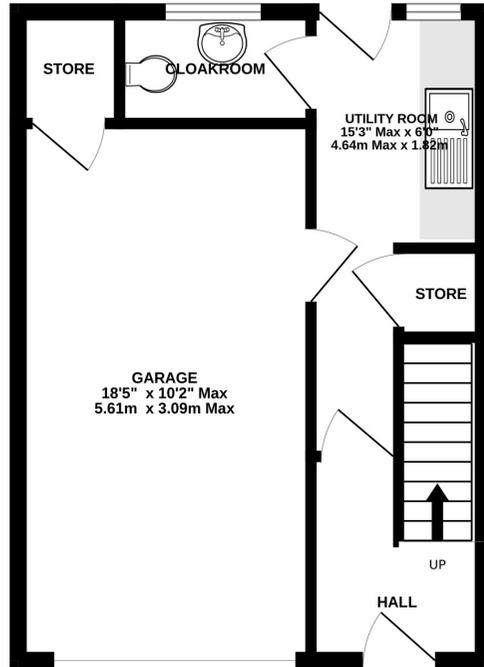
BUYERS LOOKING FOR A CONVENIENT LOCATION SHOULD LOOK NO FURTHER - The town centre is just one mile away and offers a comprehensive choice of shops and national chain stores, Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema, memorial court with swimming pool/gym and Verdin Park. Greenbank Railway Station is a minute walk and is on the Manchester to Chester line. Hartford Railway Station is one mile on the west coast line connecting to London. The property borders the village of Hartford where there are outstanding schools for all ages. Further information for ratings are available on request.

SERVICES: Mains water, gas, electricity and drainage. The property is Leasehold with an annual ground rent of £50. There are 975 years remaining on the list. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS** Cheshire West And Chester Tax Band D - Energy Performance Rating Band D

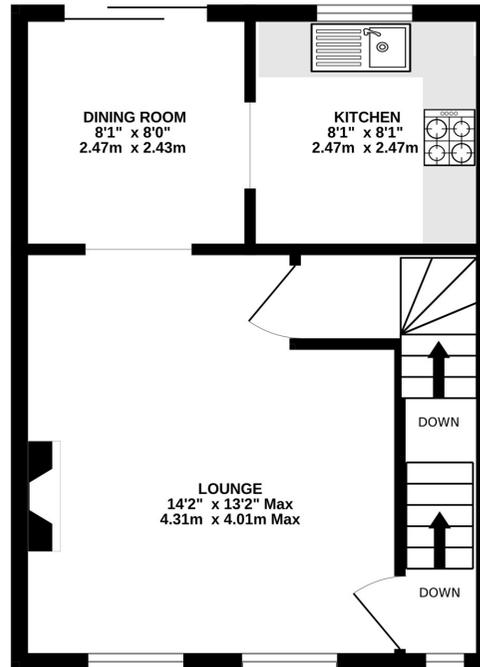
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

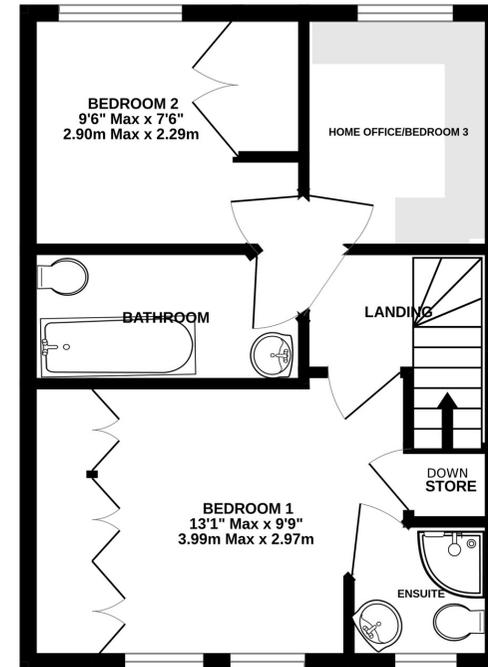
GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

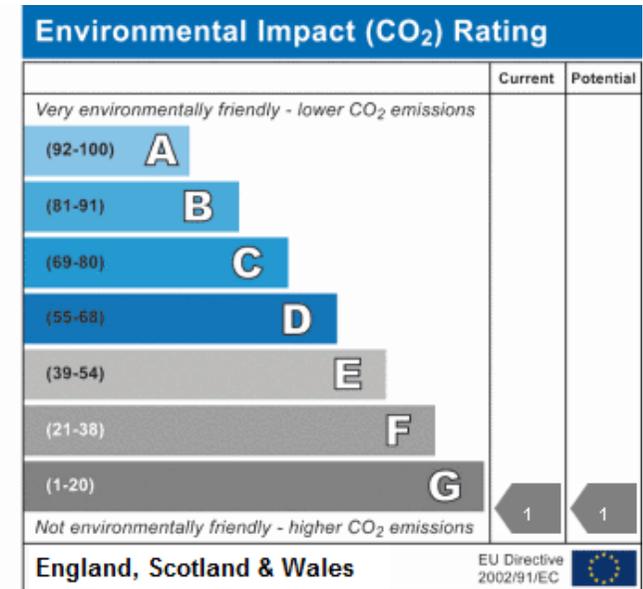
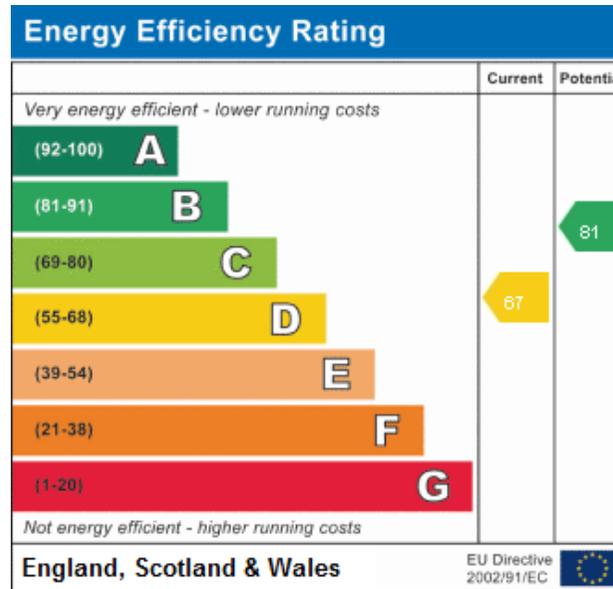
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: D
- Tenure: Leasehold
- Years Remaining on the Lease : 975 Years
- Annual Ground Rent: £50

EPC Rating



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