



Danefield Road | Northwich | CW9 5PX

EDWARD
mellor



Features

- A traditional 3 bed semi detached house
- Gas central heating and PVCu double glazed
- Garage and excellent driveway
- Superb range of outbuildings
- Enclosed garden with south facing aspect

Book your viewing now this traditional 1930s built semi detached house features a garage 16ft x 9ft and an excellent driveway together with a fantastic range of 3 more outbuildings which can be used for a variety of

purposes. Also with a fully enclosed rear garden with patio which enjoy a south facing aspect. With gas central heating having an annually serviced combi boiler and PVCu double glazed windows, the well presented

accommodation in summary comprises entrance hall with attractive composite front door, dual aspect lounge, kitchen, porch and bathroom. To the first floor there are three bedrooms.



The house occupies a fine position within easy walking distance of Vickersway Park which is exceptionally well kept and has many facilities including bowling and putting greens, tennis courts and children's play area. In a quiet and long-established location and just a short walk to Northwich town centre with all its amenities. These include many shops and national chain stores, Waitrose supermarket with a picturesque marina, bars/restaurants, and memorial court with swimming pool and gym. Northwich railway station is less than one mile away and is part of the Manchester to Chester line.

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.

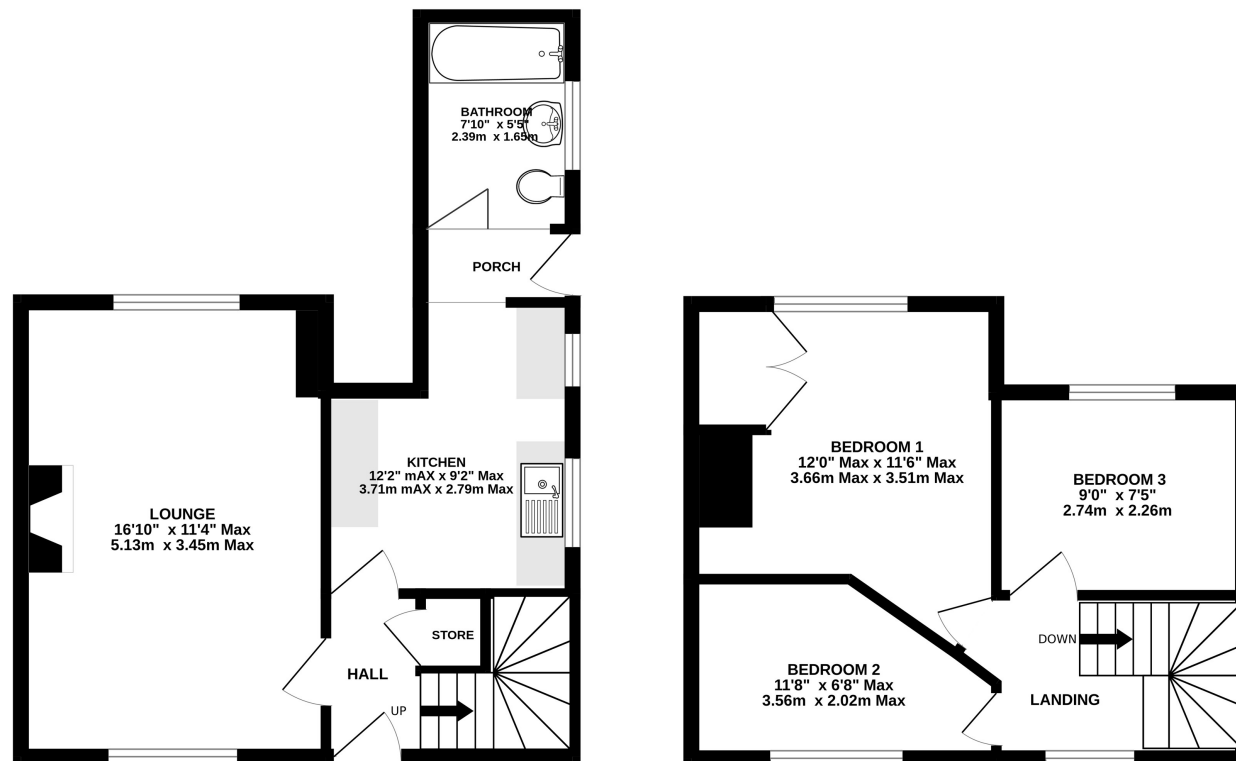
ASSESSMENTS: Cheshire West and Chester Council tax band B - Energy Performance Rating D

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

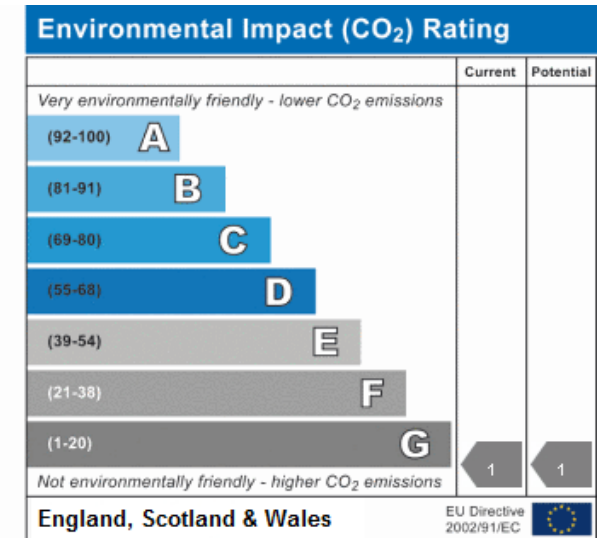
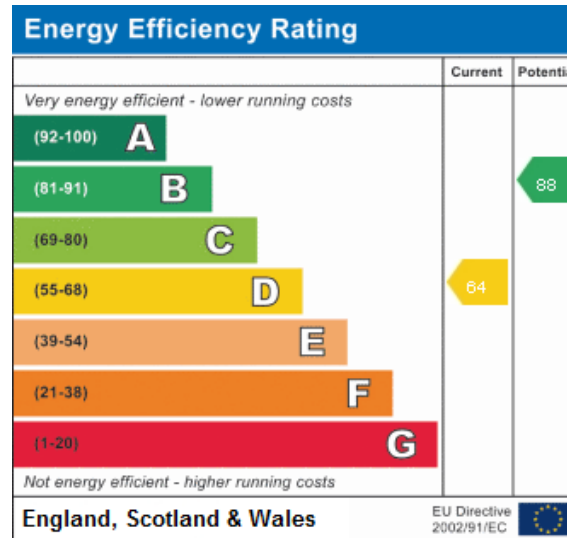
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Important Information

- Council Tax Band: B
- Tenure: Freehold

EPC Rating



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