



Bowden Drive | Northwich | CW9 7ED

EDWARD  
**mellor**





## Features

- WITH NO FORWARD CHAIN
- A spacious 2 bedroomed detached bungalow
- Electric heating & PVCu double glazing
- Off road parking and garden
- Quietly situated yet near to town centre

This property can be purchased quickly being chain free. Built in 1971 and to be sold for the first time in its history, this is a spacious detached bungalow enjoying the benefit of electric heating with individual controls and PVCu double glazing. Gas is

available in the property. The accommodation which is generally well maintained offers some scope for further improvement and comprises entrance hall with storage areas, generous lounge/diner, kitchen, inner hall with walk in storage, 2 good sized

bedrooms and an attractive shower/wet room fitted with electric shower. Outside there is a driveway providing off road parking and a private garden space.





The property occupies a superb 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. 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 is a short walk 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 E

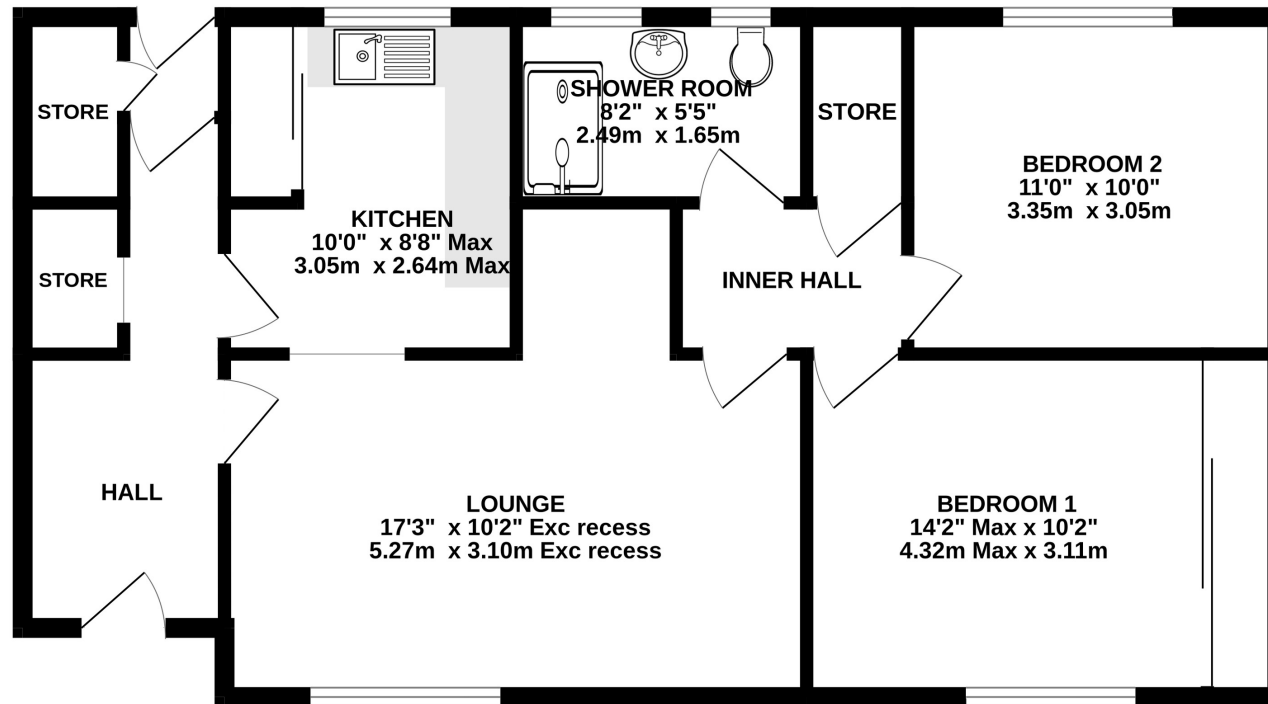


## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

### GROUND FLOOR

741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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.

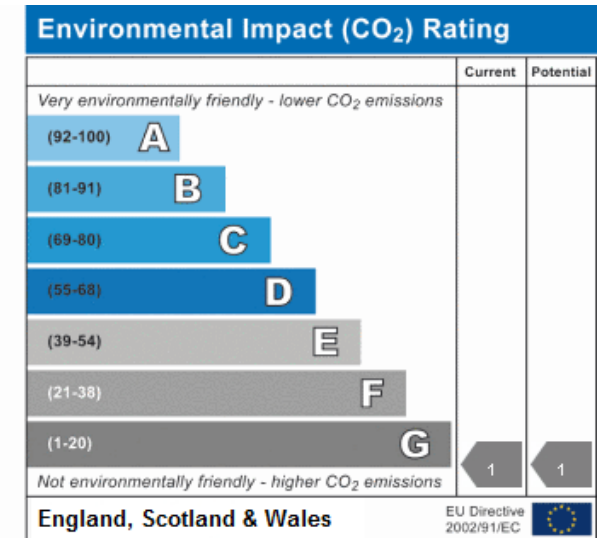
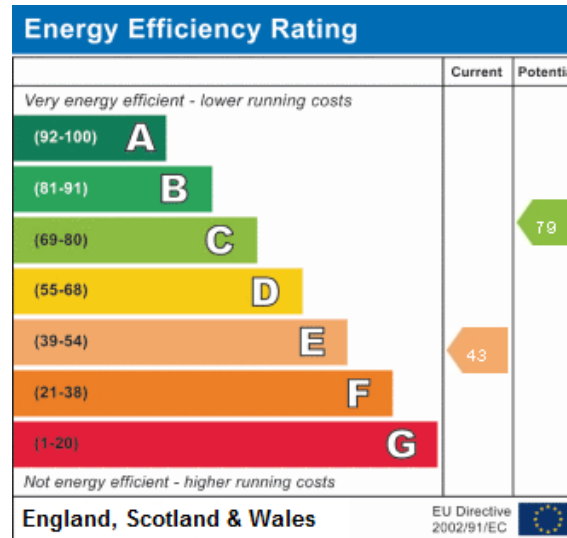
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## Important Information

- Council Tax Band: A
- Tenure: Freehold

## EPC Rating



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*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.*