



Malpas Road | Northwich | CW9 7AY

EDWARD
mellor



Features

- A well presented 4 bed semi-detached
- Open plan dining kitchen
- Excellent driveway recently resurfaced
- Large mature rear garden
- Near to town centre and railway station

This is an appealing semi detached property standing in a generous plot with an impressive rear garden together with a new driveway giving excellent off road parking. The house has been considerably improved and

features a self contained area currently set up as a 4th bedroom with cloakroom facility. Equally this could be a work from home space. With gas central heating and PVCu double glazing, the remaining well presented

layout comprises entrance hall, lounge and open plan dining kitchen with access to a conservatory. On the first floor there are three good sized bedrooms and an updated bathroom with shower fitted.



The property occupies a 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 less than a mile away and is part of the Manchester to Chester line. Adjacent to the station is a Tesco store and retail park.

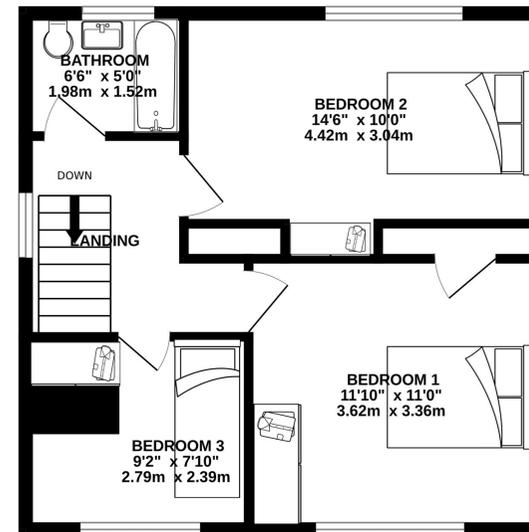
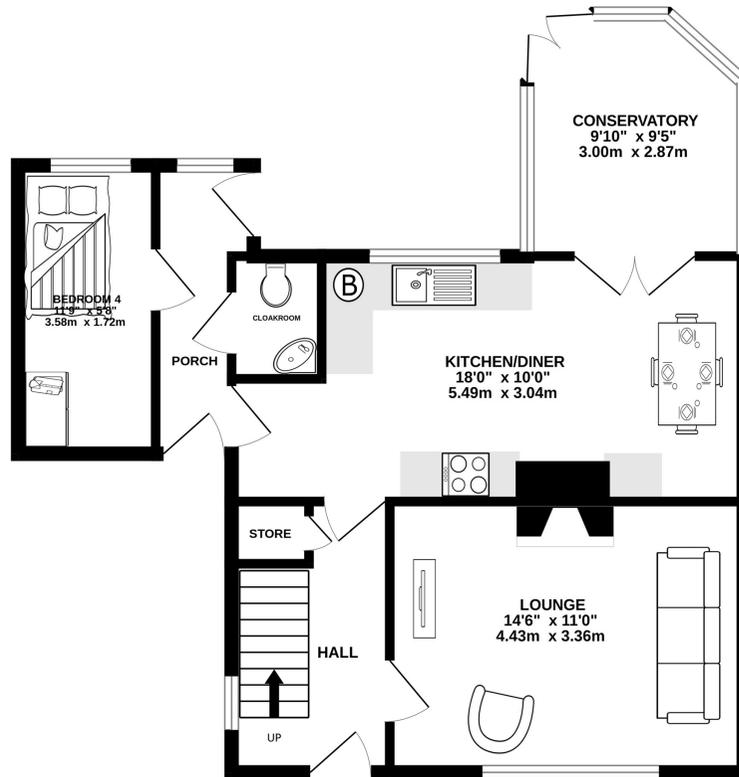
SERVICES : Mains, Water, Gas, Electricity and Drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE :** We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire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

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

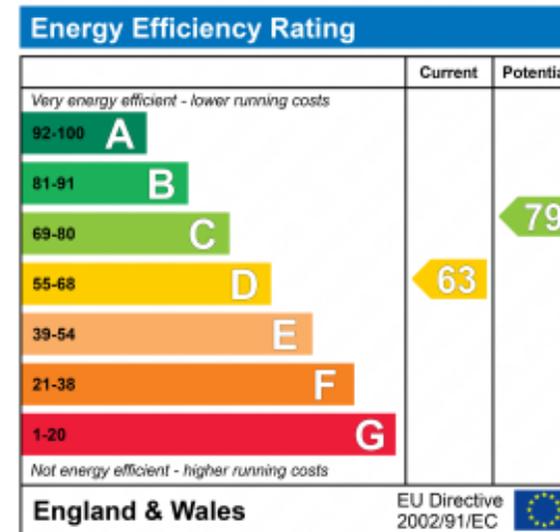
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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating



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