



Hillside | Northwich | CW8 4TD

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- A 2 bed semi detached bungalow
- Gas central heating & PVCu double glazed
- Updated fitted kitchen and shower room
- Garage, off road parking and gardens

Built in 1985 and to be sold for the first time in its history, this is an attractive semi detached bungalow. Externally there is a garage together with good off road parking. The fully enclosed rear gardens are of good size and enjoy a sunny south facing aspect. With gas

central heating operated by a Glow-Worm boiler which has been annually serviced and PVCu double glazing, the accommodation in summary comprises entrance hall, lounge/diner with patio doors onto the rear garden, well equipped fitted kitchen with a selection

of integrated appliances, two bedrooms and an upgraded shower room. To its advantage there will be no forward chain in the sale of this property



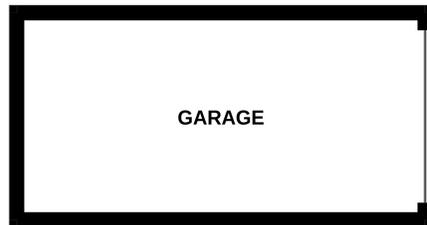
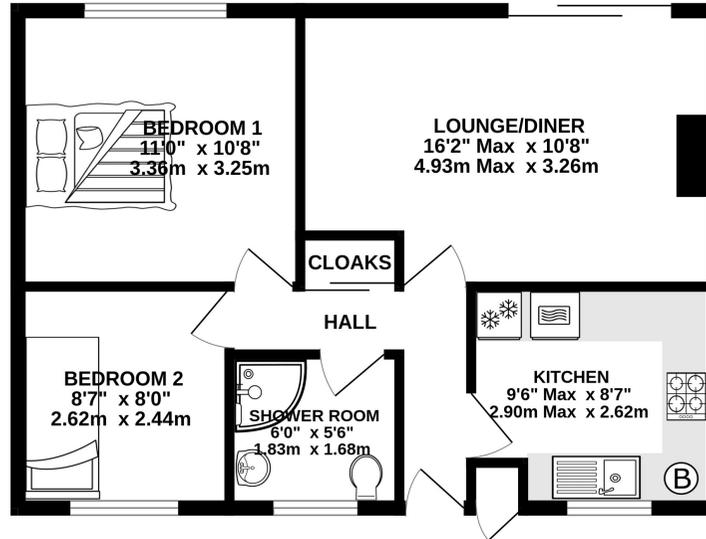
The bungalow occupies a secluded position set back from roadside and is part of popular 'Pippins' development and convenient for a medical centre. Northwich is 1.5 miles away and provides a range of shops, bars and restaurants, Waitrose supermarket next to a picturesque marina. There is access to delightful open countryside with Anderton Nature Reserve around 4 miles away connecting with Marbury Country Park. Greenbank Railway Station is 0.7 miles and is on the Manchester to Chester line, Hartford mainline is 1.5 miles connecting to London.. The A556 bypass is 1.5 miles and links to the motorway network.

SERVICES All main services connected. **TENURE:** The property is Freehold. **NOTE:** None of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS** Cheshire West And Chester Tax Band C - Energy Rating TBC

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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: C
- Tenure:Freehold

EPC Rating

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