



Vale View Cranage Lane | Northwich | CW9 7LX

EDWARD
mellor



Features

- A character 2 bed semi
- Extended & with a useful loft conversion
- 20ft garage and off road parking
- With excellent scope to improve further
- With no forward chain

This traditional semi detached situated in a quiet backwater of Northwich is ready for a new owner to put their own stamp on it. Representing a fantastic opportunity for a buyer who is keen to renovate and unlock its full potential. In

summary currently comprising porch, hall, lounge with open working fire, dining room through to a work space area and kitchen. To the first floor there are 2 bedrooms and a bathroom. In addition there is a useful loft space

conversion which can be used from a variety of purposes. Outside there is a large garage with driveway and rear gardens which require attention.



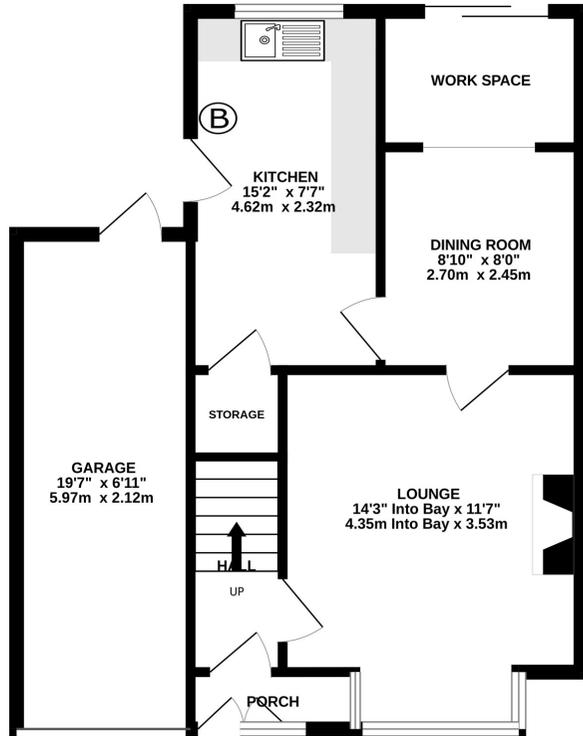
This is a perfect commuter base as the M6 motorway is just 3 miles away and connects to many major commercial centres throughout the north-west including Manchester Airport, Manchester, Liverpool, Chester and Warrington. In contrast there is easy access to delightful open countryside and within 5 minutes drive is a nature reserve known as Neumanns Flash which connects to Anderton and Marbury Country Parks. Around 6 miles away is the historic town of Knutsford with Tatton Park.

SERVICES: Mains water, gas, electricity, and drainage. **TENURE:** The property is Leasehold with a perpetual 999 year lease. No ground rent has ever been collected. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band B - Energy Performance Rating TBC

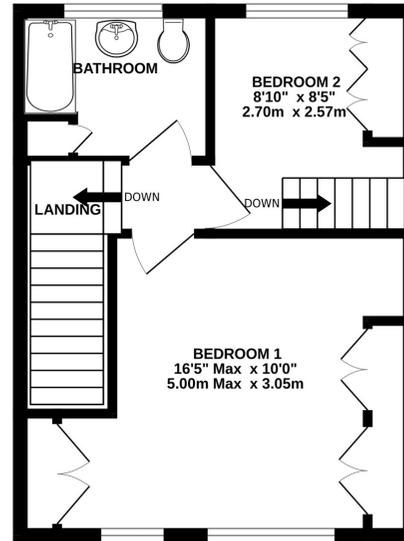
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

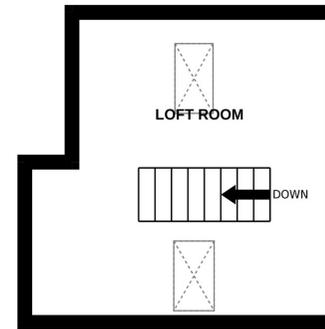
GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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: B
- Tenure: Leasehold
- Years Remaining on the Lease : 871 Years

EPC Rating

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