



Kelstern Close | Northwich | CW9 5QR

EDWARD
mellor



Features

- Immaculate and well appointed semi detached
- With no forward chain
- Garage and impressive driveway
- South facing rear garden with sun awning
- Ground floor extension with cloakroom/WC

FREEHOLD – NO ONWARD CHAIN -
A superbly presented semi-detached home built in 2000, offering well-planned accommodation and excellent parking. The property benefits from a generous 17ft 8 x 9ft garage with pitched roof, ideal for storage, plus a long driveway providing off-road parking for several vehicles. Low-maintenance front and rear gardens

enhance the appeal, with the private, south-facing rear garden enjoying a sunny aspect, decking area and sun awning. Internally, the home is warmed by gas central heating via a Vaillant combi boiler (serviced November 2025) and features PVCu double glazing throughout. In summary to include an entrance hall, lounge with feature fireplace and gas fire, open-

plan dining kitchen with integrated oven and hob, rear porch and cloakroom. A ground floor rear extension adds a porch and convenient cloakroom/W.C. To the first floor are three bedrooms, one currently used as a dressing room, and a modern bathroom with shower. An ideal home in move-in condition.



Kelstern Close is a quiet cul de sac and a splendid, well-established location within walking distance of the town centre. Facilities include many shops and national chain stores, Waitrose supermarket with a picturesque marina, bars/restaurants, Odeon cinema complex 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. For leisure, the well-kept Vickersway Park is nearby and has many activities including bowling putting greens, table tennis, tennis courts, children's play area and lovely grounds. In about five minutes walk is access to miles of beautiful riverside trails perfect for cycling and walking.

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 C - Energy Performance Rating TBC

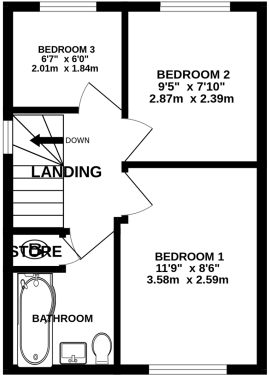
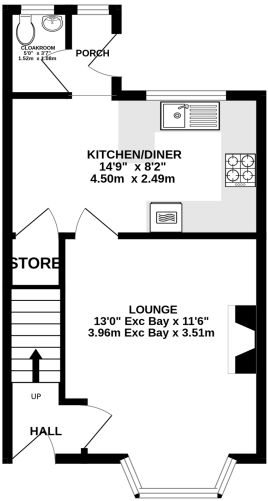
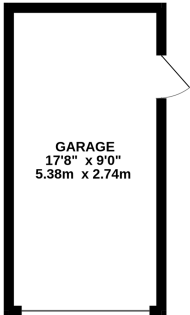


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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