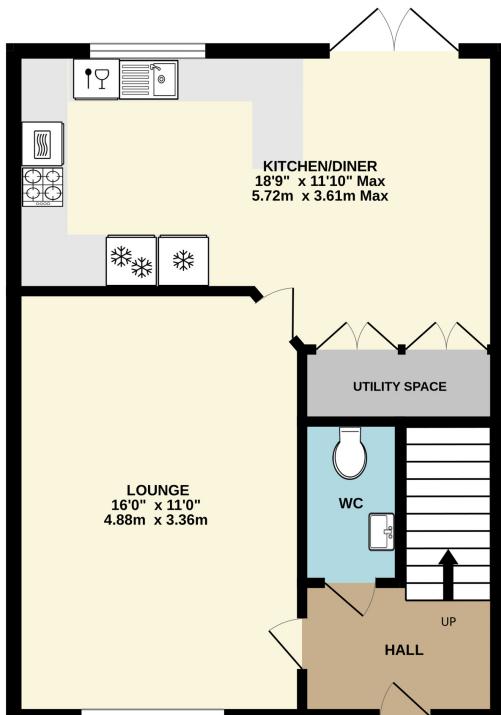




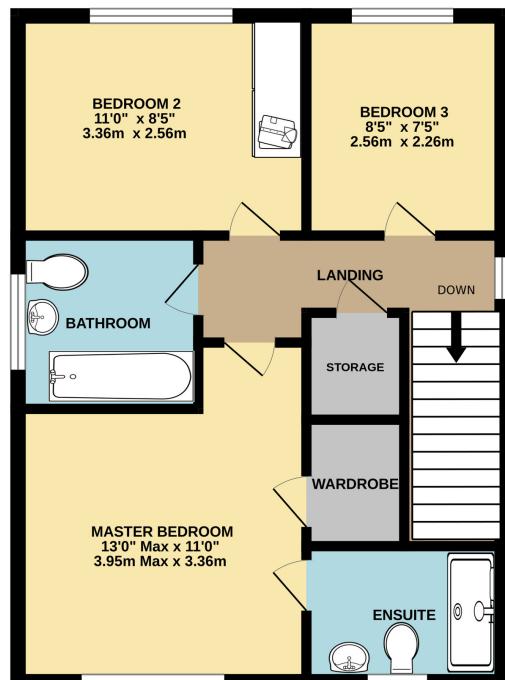
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



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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Features

- WITH NO FORWARD CHAIN
- A well appointed 3 bed 2 bath detached house
- Stunning open plan kitchen/diner
- Great corner plot with garage and gardens
- Cul de sac with delightful open front aspect

With no onward chain and vacant possession, this stylish property is ready when you are - whether you are upsizing, downsizing or buying your first detached. This three bedroom, 2 bath detached house sits on a generous corner plot with its own

detached garage and attractive gardens. Inside a welcoming entrance hall with a useful cloakroom facility leads to a bright and inviting lounge, while the open plan dining kitchen has integrated appliances and is perfect for family use and entertaining. The

master bedroom has its own en suite, and two more bedrooms offer flexibility for guests, children or home office. AI technology has been used to help buyers by showing furniture.



**CORNER
PLOT**

The property is well situated on an excellent corner plot enjoying a lovely open front aspect. Just a short walk away is a Spar convenience store. A one minute drive gives access to the A556 bypass which connects directly to the M6 5 miles and the M56 10 miles leading to several commercial centres in the north west. The property is superbly placed for the towns of Northwich 2 miles and Knutsford 6.5 miles which both offer outstanding shopping and leisure facilities. For delightful countryside there are many local attractions nearby including Marbury Country Park 6 miles, Anderton Nature Reserve 6.5 miles, Tatton Park Knutsford 7 miles and Delamere Forest 10 miles. Locally there are schools for all age groups and the highly rated Sir John Deane's College 3 miles.

SERVICES: All main services are connected. **TENURE:** The property is Freehold : Service charge £250 per annum.

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 D- Energy Efficiency Rating Band

