



Moss Road | Northwich | CW8 4BQ

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- Traditional 3 bed semi detached
- In mature grounds of 0.19 acre
- Potential to further improve and extend
- Gas central heating and PVCu double glazing

No chain. An impressive 1930s bay-fronted semi-detached home set within mature grounds of approximately 0.19 acre, offering excellent potential to further improve and extend (subject to any necessary consents). The property enjoys a lovely open aspect to the rear

over Moss Farm Sports Complex and benefits from gas central heating and PVCu double glazing. The layout comprises entrance hall, lounge, separate living room and kitchen. To the first floor there are three bedrooms and a shower room. Externally, there is

a garage and generous rear gardens with summer house, ideal for families and keen gardeners alike. A fantastic opportunity to acquire a character home in a sought-after setting with scope to create a superb long-term residence.



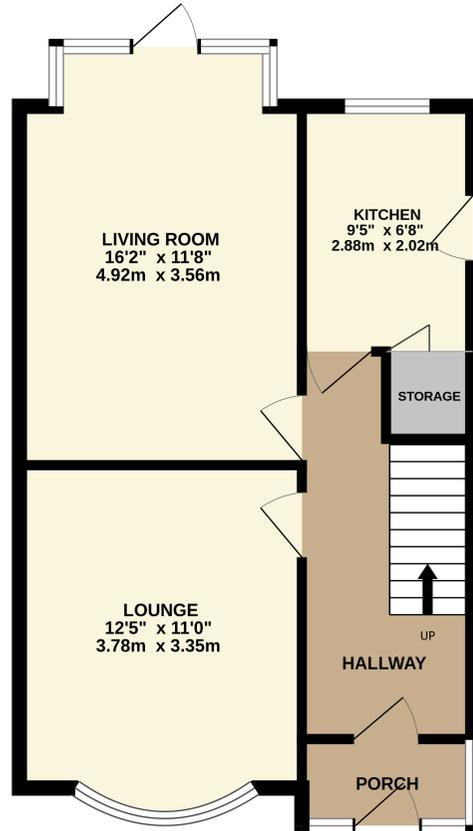
Moss Road is a long established and sought after area and this property enjoys a great position adjoining Moss Farm sports complex at the rear. Around a mile away is town centre with many shops and stores, bars/restaurants, multiplex cinema, Waitrose supermarket against a picturesque marina and memorial court with swimming pool and gym. In Winnington there is a convenience store, medical centre and primary school. For commuting there are several major commercial centres which can be reached daily via the motorway network e.g. Manchester, Liverpool, Chester and Warrington. In contrast there are lovely local landmarks in the area such as Verdin Park, Marbury Country Park and Anderton Nature Reserve.

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. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS** Cheshire West and Chester Tax Band C - Energy Efficiency Rating D

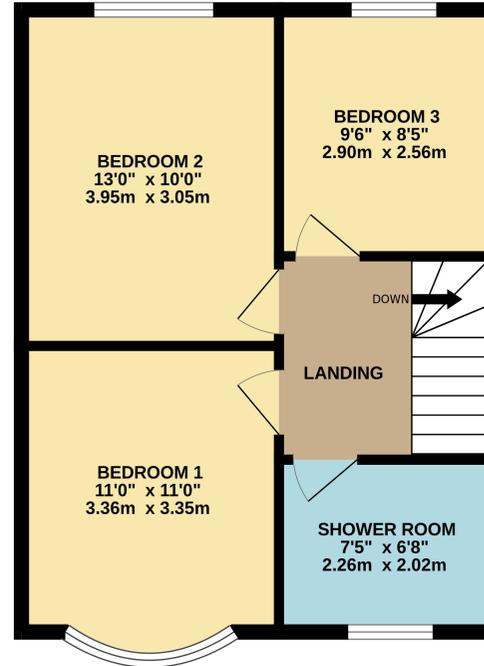
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



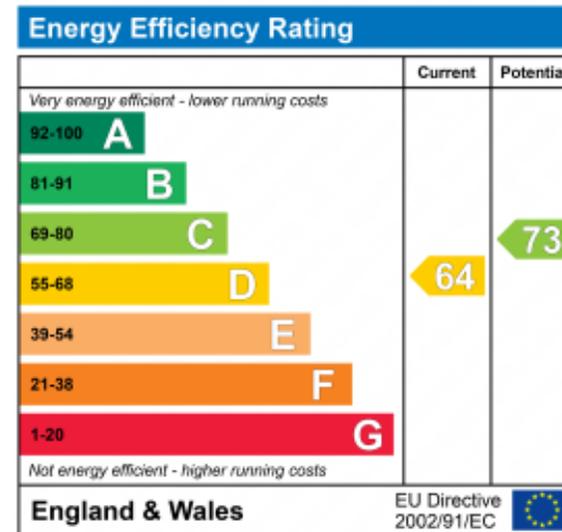
TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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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