



Edward Street | Northwich | CW9 7DQ

EDWARD  
**mellor**



## Features

- WITH NO FORWARD CHAIN
- Traditional and spacious terraced property
- With 2 reception rooms and 3 bedrooms
- Extended kitchen
- Gas central heating and PVCu double glazing

**WITH NO CHAIN-** A deceptively spacious end of terraced property which is best viewed internally to fully appreciate. With gas central heating and PVCu double glazing, the accommodation layout in summary

comprises entrance hall, dining room, living room with the focal point of a wood burning stove and French doors onto the rear gardens. An extended kitchen with integrated oven and hob and additional breakfast area with

French doors to the garden. To the first floor there are three bedrooms of excellent size and a feature bathroom with separate shower. There is an enclosed and private garden space to the rear.



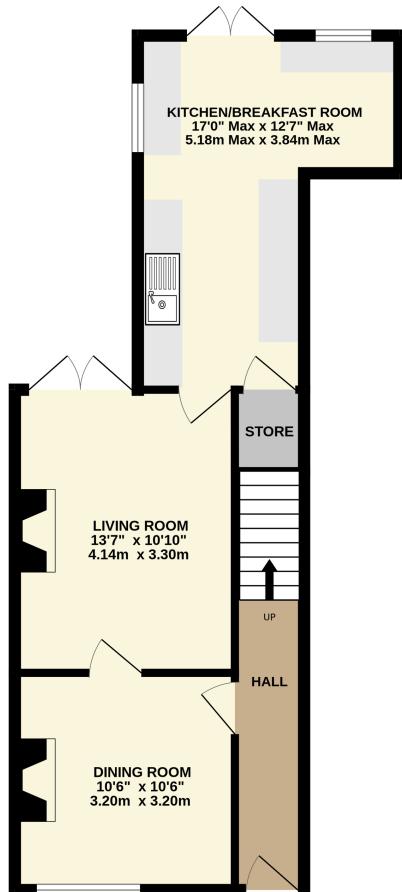
The property occupies a long established position and is within easy reach of Northwich town centre which provides a comprehensive selection of shops and stores, Waitrose supermarket with picturesque marina, cinema complex and a number bars and restaurants. Nearby there are local amenities including a Co-op convenience store and schools for both age groups. For commuting purposes, the A556 is a short drive away and connects to the motorway network and many major commercial centres throughout the North West e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. Northwich railway station is less than a mile away and is part of the Manchester to Chester line. Adjacent to the station is a Tesco store and retail park.

**SERVICES :** Mains, Water, Gas, Electricity and Drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE :** We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band A- Energy Efficiency Rating - Band TBC

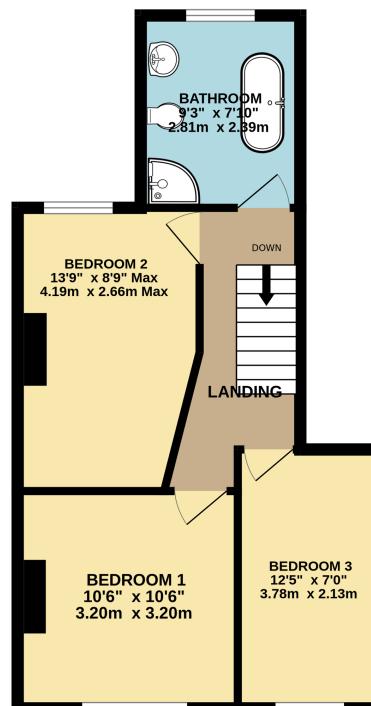
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.  
Whilst every effort has been made to ensure accuracy of the floor plan, 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: A
- Tenure:Freehold

## EPC Rating

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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*