

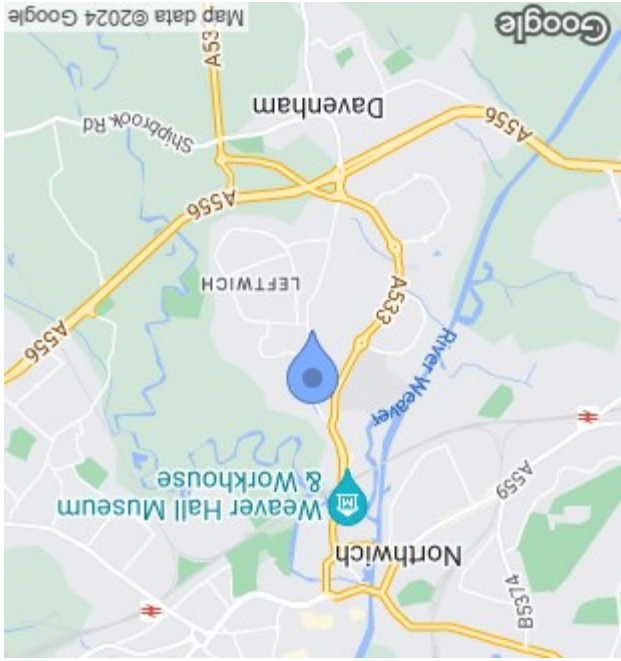
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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Approximate Gross Internal Area  
Main House = 2390 Sq Ft/222 Sq M  
Garage Store = 147 Sq Ft/14 Sq M  
Total = 2537 Sq Ft/236 Sq M

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	57
Potential	79



296 London Road  
Northwich  
Cheshire  
CW9 8DX



Asking Price  
£600,000

This substantial detached property epitomises the grandeur of the 1920s with its well-proportioned rooms and elegance throughout.

A collection of original features are on display throughout the home, high ceilings, deep skirting boards, framed doors and handles, ornate coving and picture rails and even the original staff bells remain.

Enter through the columned porch and pass through the stained-glass door into the welcoming entrance hallway with its checkerboard tiled floor and impressive original wood panelled staircase. The spaciousness of this home is tangible immediately.

Off the hallway to the right is the formal sitting room with a central open fireplace and an impressive bay window with stained glass leadlights offering views of the green open space and mature trees beyond. Moving through to the rear of property is the family room which upon entering immediately offers views over the private rear garden and through bi-fold doors you are led into a generous conservatory providing sociable open plan family space that flows perfectly through Oak double doors into the kitchen dining room.

The kitchen provides an array of cupboards and drawers offering a wide variety of storage options stylishly complemented by a granite topped island. The simply stunning dining area has a lofty vaulted ceiling which is met with timber framed architectural glass that allows the natural light to flood this fantastic open plan space. Open up the bi-fold doors, straight onto the paved terrace perfect for outdoor/indoor entertaining.

There is also access from the kitchen/dining room into the garage, making it perfect for use as utility room and additional storage.

A good size study with original fire and a downstairs cloakroom are positioned off the hallway, and complete the downstairs accommodation.

The original panelled staircase leads up to a surprisingly spacious landing that provides access to all rooms. The master bedroom offers a serene heritage green décor which blends perfectly with the leafy views to the front and has an ornate fireplace. A careful adjustment to the layout has provided an en suite shower room with sliding door.

Bedroom two and three are superb double bedrooms and enjoy fresh neutral décor with original fireplaces adding that touch of character and charm, both enjoy wonderful views of the rear garden. Bedroom four sits alongside the master bedroom and is currently used as a dressing room. The bathroom completes the first floor accommodation and offers a separate shower.

The property is perfectly positioned on its plot with a central driveway to the front offering parking for several cars. A wonderful garden lies in wait to the rear with a far-reaching lawn edged with mature hedges and thoughtfully planted flower beds, a garden shed hides away in the corner behind the green house. A substantial paved terrace offers a selection of places from which to sit and enjoy the tranquillity of this carefully tended garden which has clearly been a labour of love for the current owners.

### Property Information

- Tenure: Freehold
- Services: All Mains Services
- Heating: Gas & Multi-Fuel
- Council Tax Band: F
- Broadband: Yes - Fibre
- Mobile Signal: Yes
- Parking: Driveway
- Rights or Restrictions: No

