

48 Carlton Road, Northwich, Cheshire, CW9 5PN

£510,000

Get ready to be impressed by this stunning detached home!

From the moment you step inside, you'll be captivated by the impeccable presentation and stylish design. But it's not just the interior that will amaze you—the exterior and location will too. With the train station and town both within walking distance, convenience is at your doorstep.

Step inside to the welcoming entrance hallway, which leads to the lounge, gym/home office, dining room, breakfast kitchen that flows seamlessly into the Orangery. The utility and guest WC completes the ground floor. To the first floor, the feature landing leads to the bedrooms and family shower room. Externally there is ample off road parking to the front, laid to lawn garden to the side and patio and seating area's to the rear, ideal for entertaining.

This is an incredible opportunity to own a beautiful home in a prime location, so don't miss out—call us today to book your viewing!

Accommodation

ENTRANCE HALL

Accessed via the double glazed door to the side elevation, a double glazed window to the side. Useful understairs storage, wall mounted radiator, parquet flooring, wall mounted radiator. A door leads to the dining room, kitchen and lounge. Stairs rise to the first floor.

LOUNGE 13' 11" x 17' 2" (4.24m x 5.23m)

A light and airy lounge with a double glazed bay window to the front elevation and a double glazed window to the side. Parquet flooring, feature open fire and surround and a door leads to the gym/home office.

GYM/HOME OFFICE 8' 3" x 14' 0" (2.51m x 4.27m)

Formerly the garage, this extra reception room is extremely versatile. Currently used as a gym. With a double glazed window to the front elevation and double glazed door leads to the garden. Laminate flooring and wall mounted radiator.

DINING ROOM 10' 10" x 10' 11" (3.3m x 3.33m)

With a double glazed window to the front elevation, wall mounted radiator, open fire and surround, engineered oak flooring.

KITCHEN 10' 10" x 10' 11" (3.3m x 3.33m)

Wow, what a great space. Fitted with a range of high gloss, base and wall units with granite worksurface, feature centre island with granite worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated five ring gas hob, two double ovens, dishwasher and microwave. A cupboard provides useful storage, a double glazed window to the side elevation, a door leads to the utility area. The kitchen flows through to the Orangery.

ORANGERY 9' 6" x 7' 11" (2.9m x 2.41m)

With double glazed windows to the front, side and rear and double glazed French doors that lead to the garden and feature roof lantern. A stunning room for entertaining. Wall mounted radiator.

UTILITY ROOM 10' 10" x 4' 4" (3.3m x 1.32m)

With a door that leads to the rear, space and plumbing for washing machine, wall mounted combi boiler, wall mounted radiator.

GUEST WC

With a double glazed window to the rear elevation, fitted with a low level WC and hand wash basin.

LANDING

With a double glazed window to the side elevation over looking the side garden and doors leading to all rooms.

BEDROOM ONE 14' 0" x 11' 5" (4.27m x 3.48m)

With a double glazed window to the front elevation and wall mounted radiator, feature fire place and exposed floor boards.

BEDROOM TWO 10' 10" x 10' 10" (3.3m x 3.3m)

With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM THREE 14' 0" x 9' 4" (4.27m x 2.84m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FOUR 7' 10" x 6' 1" (2.39m x 1.85m)

With a double glazed window to the side elevation and wall mounted radiator.

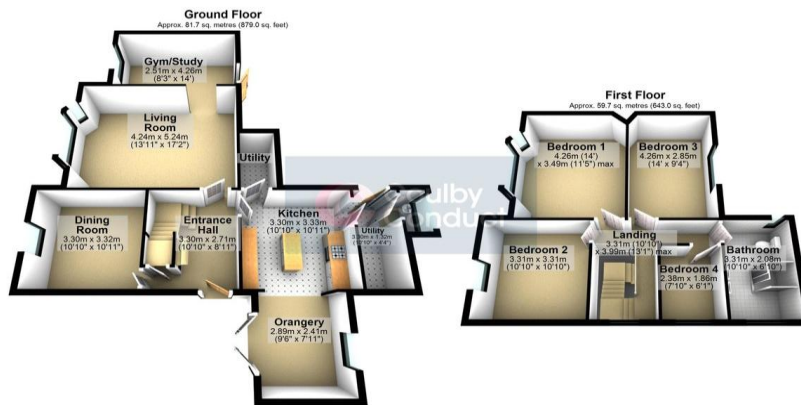
SHOWER ROOM

With an opaque window to the rear elevation. Fitted with a suite comprising his and hers hand wash basin, low level WC, double shower cubicle and rainfall shower, towel rail and inset spot lighting. Tiled walls and tiled flooring.

EXTERNALLY

To the front is a graveled driveway providing ample off road parking, a path leads to the entrance door. To the side is a garden mainly laid to lawn. To the rear is feature patio and seating area's, ideal for entertaining and al-fresco dining.





Total area: approx. 141.4 sq. metres (1522.0 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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