



**GASCOIGNE  
HALMAN**

CHESTER ROAD, NORTHWICH

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THE AREAS LEADING ESTATE AGENT





## CHESTER ROAD, NORTHWICH

'One of a kind' A fabulous, beautifully-appointed and particularly versatile five double bedroom, two bathroom 3-storey detached residence with well-tended garden, detached garage and sizeable driveway set behind secure gates.

Ideal for families this attractive detached home extends to over 3500 sq. ft. approx and falls within easy reach of local schools, shops and train station.

Accommodation briefly comprises; Impressive Hallway with striking Karndean floor, Cloakroom/W.C, Spacious Living room with wood-burner, Generous sized Family room, Separate Dining room with feature bay, and a stunning Integrated Fitted Kitchen with bespoke island/breakfast bar and separate Utility room completes the ground floor. The whole of accommodation on the ground floor benefits from underfloor heating.

The first floor comprises of a bright and spacious landing, five immaculate Double Bedrooms including a larger than average Principal Bedroom with well-appointed En-suite. The remaining bedrooms are served by a Family Bathroom with 3-piece suite and additional walk in shower. A staircase from the landing extends into a well-designed Cinema/Games room with multiple Velux windows. Unlike many homes this property boasts excellent storage options with sizeable eaves storage within the loft room along with a detached garage with eaves storage above.

Externally the property is screened from the road by well-established trees, with gates opening to a driveway that extends to a double garage with storage above. There are well-tended gardens to the front, side and rear which provide ample space for outside entertaining.





## DIRECTIONS

SAT NAV: CW8 4AN

## LOCATION

Northwich is a traditional market town located in the heart of the Cheshire Plain. It provides an ideal commuter base being near the A49, A556, and M6 and just ten minutes from junction ten onto the M56 to Chester, North Wales, and also Manchester. In terms of railway stations, there are excellent connections to Chester-Manchester at Northwich and Greenbank and London-Liverpool via Hartford and Acton Bridge. Crewe railway station, with a direct connection to London, is around a thirty-five-minute drive away. The subject property is also within a 45-minute drive of Liverpool and Manchester International Airports and the fast-developing MediaCity UK at Salford.

## TENURE

Freehold

## SERVICES (NOT TESTED)

All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

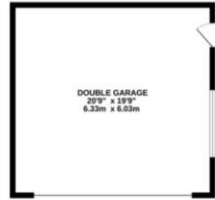
## LOCAL AUTHORITY

Cheshire West and Chester

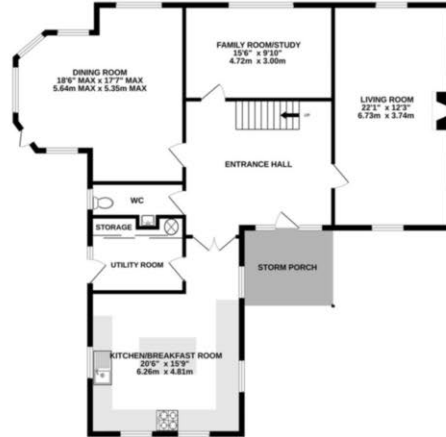
## VIEWING

Viewing strictly by appointment through the Agents.

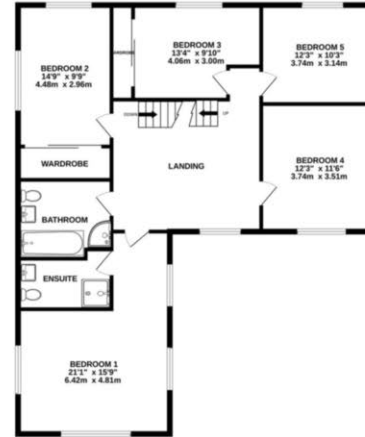
DOUBLE GARAGE  
411 sq.ft. (38.2 sq.m.) approx.



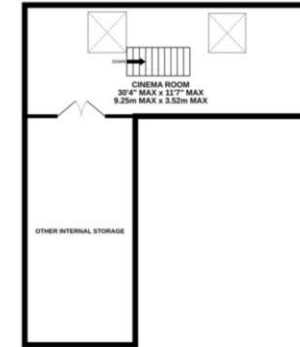
GROUND FLOOR  
1287 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



2ND FLOOR  
624 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 3538 sq.ft. (328.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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