



**GASCOIGNE  
HALMAN**

LONDON ROAD, NORTHWICH

---

THE AREAS LEADING ESTATE AGENT



## LONDON ROAD, NORTHWICH

An exceptional, beautifully appointed and extended 4-storey Victorian semi-detached home with large elevated entertaining patio and impressive lawned garden beyond which extends to a superb detached garden room/pub with log-burner and mains power supply. Boasting the perfect combination of contemporary appointments entwined with a plethora of original features including open grate feature fireplaces, striking Minton tiled hallway, stunning high ceilings with coving and impressive sash bay windows, this attractive home needs to be seen to be fully appreciated!

The 'heart of the home' is, without doubt, the magnificent bespoke fitted kitchen with a large Island and Belfast-style sink, above which is a glazed atrium that floods this impressive 'day-to-day' living space with natural light. Designed and extended for those that like to entertain, the fully integrated kitchen with SMEG range oven and underfloor heating opens into both a fabulous dining room with a log burner, and a spacious sitting room with bi-fold doors overlooking the garden.

The first floor comprises of three immaculate bedrooms, two of which are double rooms with the third larger than average. A luxuriously appointed family bathroom with freestanding bath, twin wash basins and wet-room shower with feature window completes the first floor.

The second floor is utilised as an occasional double bedroom with En-suite and eaves storage, and whilst not converted to meet with current building regulations, it really needs to be seen to be fully appreciated! The partially converted cellar comprises of a main chamber with a window, ideal to be utilised as gym/gamesroom.





## DIRECTIONS

SAT NAV: CW9 8HA

## 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.

The popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. Barons Quay, provides a thriving leisure and retail quarter, including multi-screen Odeon cinema, HandM, and Asda superstore with a multi-story car park.

## 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 East Council Tax Band: D

## ENERGY PERFORMANCE RATING

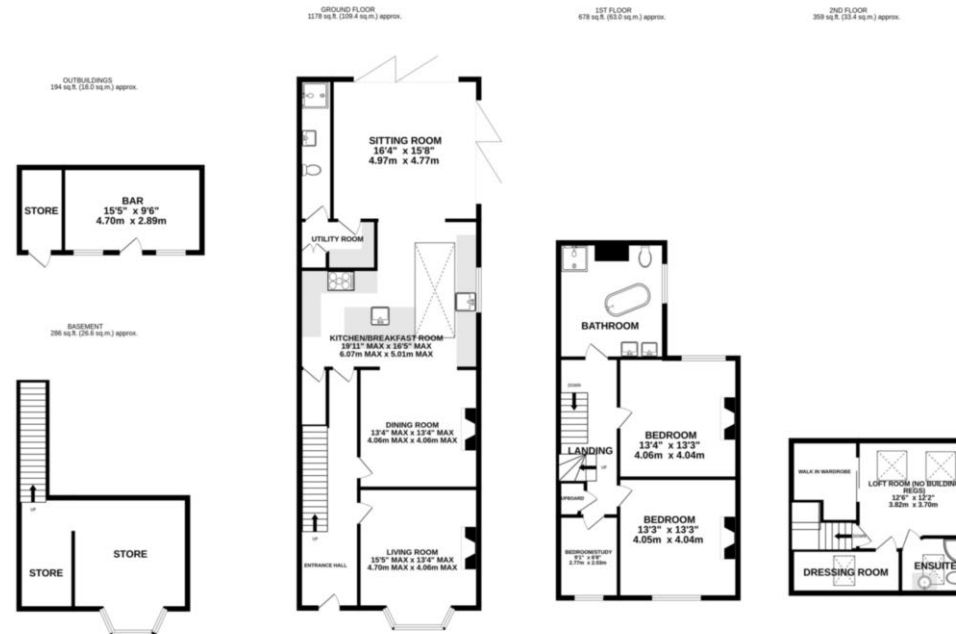
D

## TOTAL FLOOR AREA

2695 SQFT Approx

## VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 2695 sq.ft. (250.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

**KNUTSFORD OFFICE**

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

