

174 NORTHWICH ROAD  
*Weaverham*





## WELCOME HOME

Private, yet perfectly accessible for walks as well as village amenities, tucked off the road leading into Weaverham, discover spacious living with glorious garden space for all the family, at No. 174, Northwiche Road.

Pull onto the imprinted concrete driveway, where there is plenty of parking for six or more cars, with an EVC point alongside a garage, large enough to also serve as a utility area at the rear, with sink and storage alongside a washer and dryer.

Peacefully tucked behind a mature, high hedge, with a manicured lawn to the front, sense the separation from the wider world before you even set foot through the front door.

A sheltered front door opens to the entrance hallway within, where parquet flooring extends underfoot, and a wide, carpeted staircase leads up ahead, the bannister curving uniquely around at the top to a large, light filled landing.

In the entrance hall, handsome wooden chair rails and architraves add character, with storage available beneath the stairs.

## HEART OF THE HOME

Off the entrance hall, step through onto the tiled floor of the contemporary kitchen, where iridescent black granite worktops gleam in the sunlight. White cabinetry houses an abundance of storage, whilst an array of fitted appliances includes an inbuilt coffee machine, microwave, wine cooler, dishwasher and pull-out larder cupboards to either side of the American style fridge, plumbed for fresh cold water and ice. There is also a Rangemaster-style dual oven with extractor and built-in recycling bins.

With plinth and undercabinet lighting, create the appropriate ambience for your mood.

A capacious room, with vaulted ceiling and roof lights, there is ample space for a dining table before the French doors which offer instant access out to the patio terrace. Step outside with ease in the summer months, to enjoy alfresco dining and family barbecues.

From the kitchen there is access into the garage, with utility area to the rear, and also access to a separate cloakroom with wash basin and WC.





## EASY FLOW

Also nestled off the kitchen is the large conservatory, private, peaceful and with views out over the garden. Patio doors lead out to the paved terrace, perfect for afternoon drinks in the summer sun.

*“When it goes dark the lighting gives you the sense of sitting in a cathedral. We love watching bats in the evenings.”*

Follow the phenomenal flow of this home through from the conservatory into the lounge, a peaceful, bright yet cosy room, where quirky windows to either side of the fireplace draw in light.

## RELAX & UNWIND

Warmth emanates from the gas fire, with ample space for sofas and armchairs, enabling you to relax, unwind and admire the views through the patio doors in the conservatory and out to the garden, where colourful, successional planting brings delight to every season. Currently carpeted underfoot, original parquet flooring still lies beneath.

Reconnect with the entrance hallway, continuing directly across to reach the living room, where a broad bay window with leaded lites looks out to the driveway and fields over the road.

A large, light room, versatile in its layout, it could serve as a playroom, games room or dining room, warmed by an open fire.

Also nestled to the front of the home, the study again affords fantastic views out over the front garden, through a large window with leaded detail. Ideal for those running their own business from home, the office has access outside via an external door.





## BEDTIME BECKONS

Ascending the stairs from the entrance hall, marvel at the unique curve of the bannister, as it showcases the spacious landing.



To the left, discover a bountiful double bedroom, looking out to the flowering cherry blossom tree at the front. Muted shades feature throughout the home, with original picture rails throughout the bedrooms.

Back on the landing, next door lies the main bathroom, with fitted storage, WC, wash basin and bath with overhead shower. Modernised within the last eight years, this family bathroom features contemporary wet wall, LED lighting and extractor fan.

Storage can be found in abundance, in the entrance hall, on the landing and in the part-boarded loft above, where there is access via a ladder.



## BOUNTIFUL BEDROOMS

Fitted storage awaits in the master bedroom, with matching dressing table, drawers and bedside tables. A sizeable room, drenched in light, wake up to beautiful views out over the garden. Refreshment awaits in the ensuite, furnished with heated towel radiator, vanity unit wash basin, stylish tiling, WC, and bath with showerhead attachment alongside a separate shower.

Along the landing two further, capacious double bedrooms await, overlooking the front and with a burst of colour to the feature walls. Versatile rooms, one currently serves as a second home office.



*“What we’ve loved, sitting eating breakfast, is seeing different colours pop up every day.”*



## A HAVEN FOR NATURE

Outside, the large garden to the rear is a haven for nature, home to visiting birds including blue tits, and with an area devoted to wildflowers, encouraging butterflies and pollinators.

Entertain on the large patio area, perfect for barbecues and all your garden furniture. Spacious but relatively low maintenance, established borders brim with spring and summer perennials, carpeted with snowdrops, daffodils, bluebells and lily of the valley, with roses, camelias and rhododendrons putting on a spectacular show of colour in summertime.

Separating the lower garden from the upper garden, beyond the vibrant borders there is plenty of space on the lawn for a kickabout with a football or a game of badminton. To the front, the cherry blossom tree is accompanied by a Canadian acer burning a spectacular golden red in autumn.

Storage can be found in the large garden shed, with two outdoor electricity points - one at the front and one at the back alongside an outdoor tap. Fully alarmed, the home is served by CCTV, and fibre broadband.



## OUT & ABOUT

Peaceful, private and perfectly accessible – nestled off the main road running through Weaverham means it is easy to pop out for milk and bread and all the essentials.

Northwich is close at hand, for supermarket trips and movie nights at the cinema, with fantastic commuter links from Hartford and Acton Bridge Station along the West Coast Line. Meanwhile, Greenbank Station is also nearby, for links to Manchester.

Peacefully nestled on the edge of the village, turn right and enjoy walks into the fields and countryside.

A thriving village, Weaverham has a strong community feel, hosting regular events on Lakehouse Field including a stunning firework display each year.

Call in to services at St Mary's Church, join one of the active clubs held at the village hall, and push the pram to the playground. Leisure facilities are plentiful, with swimming baths close by, alongside two fantastic golf clubs at Hartford and Sandiway – the latter features in the top 100 golf clubs in England.

Dine out at Lara's for Turkish cuisine at their barbecue, bar and grill, or call in for a drink at your friendly local pub, The Hanging Gate. With so many establishments within walking distance, including The Hart of Hartford – you needn't travel further afield for an evening of fun with friends.

Families are also well served by four local primary schools, alongside an abundance of secondary and independent schools in Hartford. With Ofsted Outstanding local high schools and Sir John Deane's renowned Sixth Form College on the doorstep, No. 174 Northwich Road is perfectly placed for your pick of the schools.

Dog owners can pop their pooch on the lead and head down Owley Woods, or along the River Weaver, whilst Delamere Forest is only a short drive away. From home, there are a number of enjoyable circular walks, up around the quarry at Cuddington, which is wonderful for sledging in the winter months.

*"It's a home that's been fabulous with young family, for teenagers, and for grown up children!"*

A versatile, spacious, private and unique home, where countryside and community elements combine with convenient transport links, No. 174, Northwich Road is a truly unique home, and haven in which your family can grow.

## ASK THE OWNERS Where do you go when you need...



Groceries?

Coop or Tesco in Weaverham



A walk?

Delamere Forest or Acton Bridge



A bite to eat?

The Hart of Hartford



A day out with the family?

Chester Zoo



School?

St Bede's Catholic Primary School,  
The Grange School or Weaverham  
High School



A local pub?

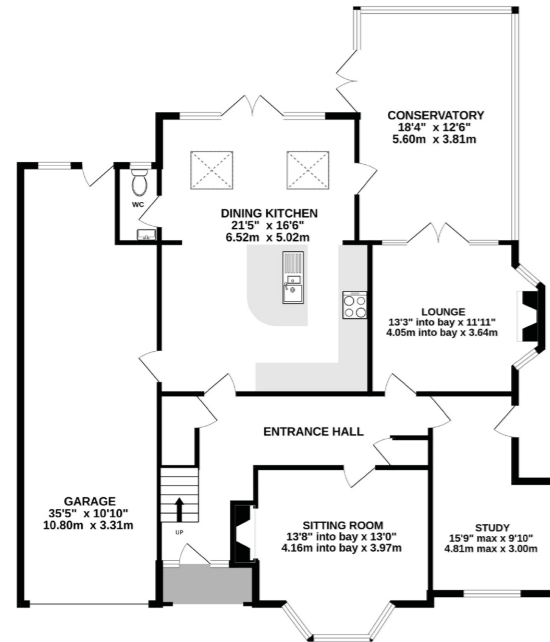
The Hanging Gate in Weaverham



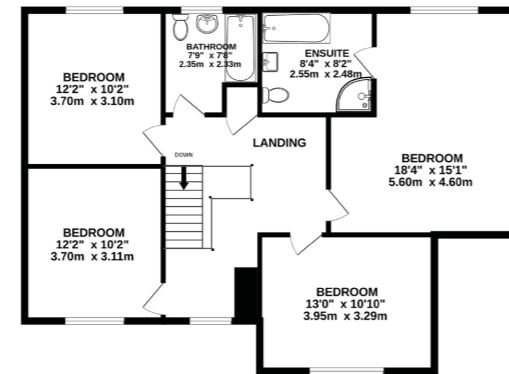
# SPECIFICATIONS

- A versatile and unique home in Weaverham
- 2549 square feet of internal living space
- 0.31 acre plot
- 2 separate reception rooms
- Modern dining-kitchen
- Large glass roofed conservatory
- 4 double bedrooms
- Convenient for both Weaverham and Hartford

GROUND FLOOR  
1586 sq.ft. (147.3 sq.m.) approx.



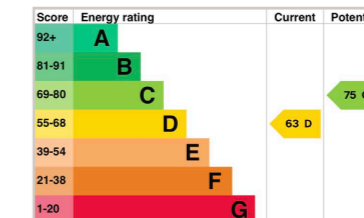
1ST FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



**TOTAL FLOOR AREA: 2549 sq.ft. (236.8 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

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