



'Witton House' Carlton Road | Northwich | CW9 5PW

EDWARD
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Features

- In a magnificent mature plot of half an acre
- An extended spacious 5 bed detached residence
- Impressive entrance hall with wide staircase
- Garage with workshop and separate studio
- Desirable location near to town centre

In secluded grounds of 0.51 acre, 'Witton House' was built in 1932 and is a distinctive bay fronted detached property. The spacious layout begins with a welcoming entrance hall having the original front door with stained glass panel and matching surround, original Minton tiled floor and feature staircase, 26ft lounge with a wood/coal burning

stove, dining room, breakfast kitchen with sitting area, utility room and W.C. The first floor offers five bedrooms and a bathroom with separate shower. There is a large loft conversion suitable for a range of uses. Externally there is a garage with workshop area, a studio building with underfloor heating, car port and twin entrance driveway

providing off-road parking. To the rear garden is a wide York stone paved terrace with hot tub leading down to the main garden with a 24 x16 ft outbuilding and a 16 x16 ft lean-to external shed. The garden borders an oxbow lake at its south eastern boundary.



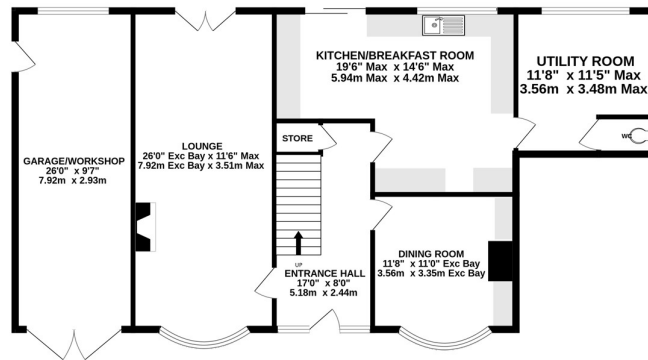
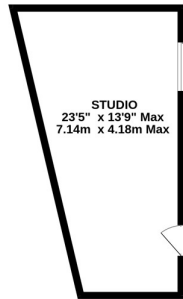
Witton Park is a quiet and long-established location and yet is just one mile to Northwich town centre with all its amenities. These include many shops and national chain stores, Waitrose supermarket with a picturesque marina, bars/restaurants, and memorial court with swimming pool and gym. Within walking distance is the locally well-known Vickersway Park/Roker Park with children's play area, well-kept gardens, tennis courts and putting green. Northwich railway station is less than one mile away and is part of the Manchester to Chester line. The A556 bypass is 2.6 miles away and connects to the motorway networks and many commercial centres in the North West e.g. Manchester, Manchester International Airport, Liverpool, Chester and Liverpool.

SERVICES: Mains water, gas, electricity, and drainage. Gas central heating with upgraded boiler installed 2020. Economical solar panels with information available on request. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band E - Energy Performance Rating D

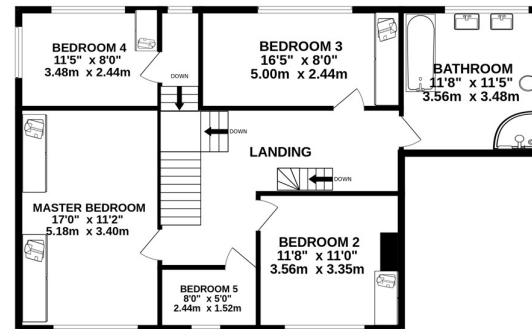
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

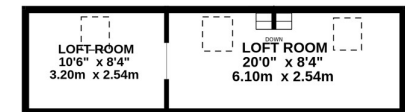
GROUND FLOOR
1448 sq.ft. (134.5 sq.m.) approx.



1ST FLOOR
942 sq.ft. (87.5 sq.m.) approx.



2ND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 2646 sq.ft. (245.9 sq.m.) approx.

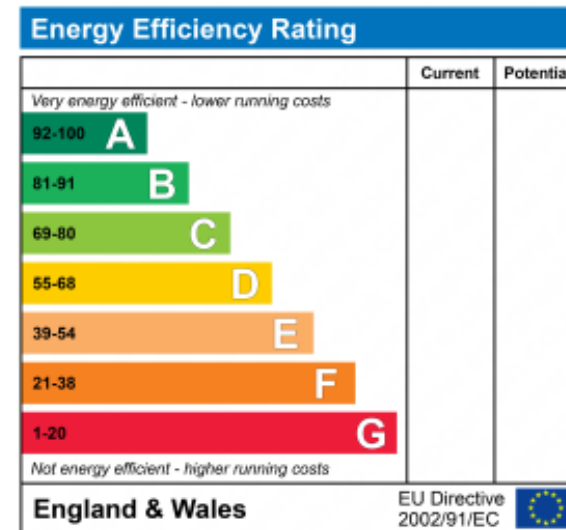
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating



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