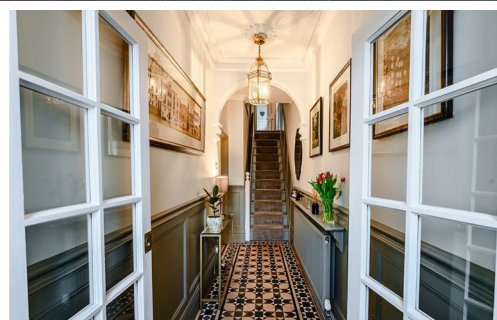




90 THE CRESCENT,
NORTHWICH, CW9 8AD

£585,000

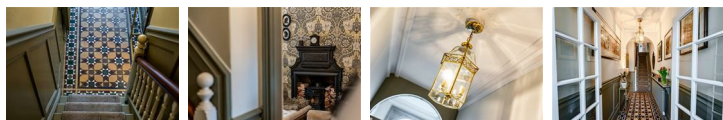


Vincent James Estate Agents are proud to present this stunningly renovated four-bedroom Victorian residence, nestled in one of the most sought-after pockets of Northwich: The Crescent. This impeccably maintained property seamlessly marries its timeless period features with modern elegance, offering an array of open-plan living and entertaining spaces. Conveniently located, The Crescent boasts proximity to esteemed educational institutions, including Sir John Deane's College, The County High School Leftwich, Hartford Primary School, and The Grange, making it an ideal choice for families seeking both luxury and convenience.

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Entrance Hallway

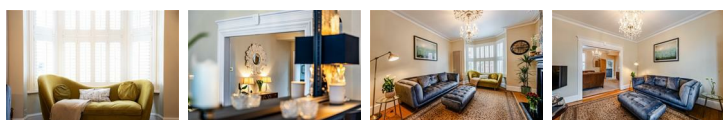
Step into elegance and history as you cross the threshold of this entrance hallway. Original Minton tiling adorns the floor, half-height panelled walls and original coving exude timeless charm, while an original ceiling rose adds a touch of refinement overhead. The double-glazed front entrance door welcomes natural light, casting a warm glow on the space. A staircase, with its graceful ascent, leads you to the first floor.



Lounge

12 x 11'6

Experience the quintessence of comfort and style as you step into the lounge - a vibrant centerpiece of this home. Boasting integral coving and a graceful original ceiling rose that exudes elegance, the lounge also provides a feature cast iron fireplace, offering warmth and ambiance, while double-glazed bay windows flood the room with natural light, creating a welcoming atmosphere. Original wood flooring adds another layer of texture, complementing the room's inviting vibe. With two radiators ensuring comfort, this lounge opens up to the living space, promising versatile relaxation and entertainment options for you and your loved ones.



Living Space

13'1 x 12'6

This captivating room beckons with its allure, offering a haven for both leisure and social gatherings. An inset original cabinet adds a touch of character, while the focal point of an original cast iron feature fireplace invites cozy evenings gathered around a crackling fire. With space for a multi-fuel stove, this room promises warmth and comfort during colder months. Original coving, an original ceiling rose, while its seamless connection to the lounge ensures fluidity and versatility in your living experience.

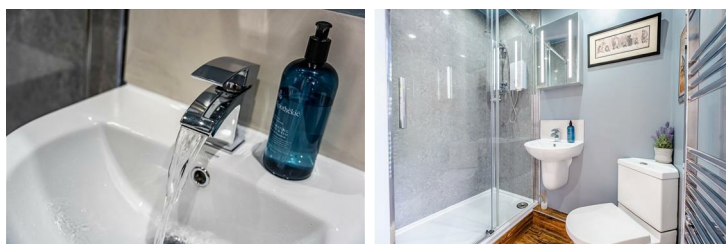


Rear Hallway

Seamlessly linking the living space to the kitchen diner in a symphony of convenience and style, this passage boasts modern amenities and tasteful design elements to enhance your daily living experience. A double-glazed uPVC door and separate window flood the space with natural light, creating an inviting ambiance. Half-height panelled walls add a touch of sophistication, while inset spotlights illuminate the pathway with a subtle glow. Underfloor heating ensures warmth and comfort underfoot, inviting you to linger a little longer in this transitional space. There is also access to the downstairs bathroom and a staircase leading to the cinema room/office, which further accentuates the versatility and functionality of this hallway, making it an integral part of the home's seamless flow and practical layout.

Downstairs Bathroom

This downstairs bathroom offers a blend of handiness and convenience within the home. This well-appointed space features a three-piece suite, including a low-level WC, hand wash basin, and a sleek shower design, offering style and practicality. With its clean lines and modern design, this bathroom provides a refreshing space for daily routine. Additionally, a utility cupboard awaits, providing ample space for two appliances. Whether it's a quick refreshment or a moment of relaxation, this downstairs bathroom caters to exactly what you would need.



Kitchen Diner

24 x 9'7

Step into the heart of the home, where culinary mastery and shared meals intertwine in perfect harmony. This stunning kitchen diner is a testament to bespoke craftsmanship and warm hospitality, inviting you to gather and connect in style. Impeccably handcrafted with attention to every detail, it boasts an impressive array of matching wall, drawer, and base units, creating a seamless blend of form and function. Quartz work surfaces and splashback tiling elevate the space, while

a charming double Belfast style sink and feature part-tiled walls add further character.

Beneath the integral ventilation hood lies the perfect spot for culinary exploration, offering ample space for a double oven with a multi-ring hob. You can also find space for an American-style fridge and freezer, and a sophisticated glass-front wine cooler. Natural light floods in through two double-glazed windows along the side elevation, infusing the room with a soft and inviting glow, perfect for family gatherings and dinners alike.

Beyond its culinary delights, active French doors beckon you to step out into the landscaped garden, fusing both indoor and outdoor living spaces and providing the perfect backdrop for al fresco dining and entertaining. As the heart of the home, this bright and welcoming kitchen diner sets the stage for cherished memories and shared moments that will be treasured for years to come.



Cinema Room / Office

11'4 x 11'1

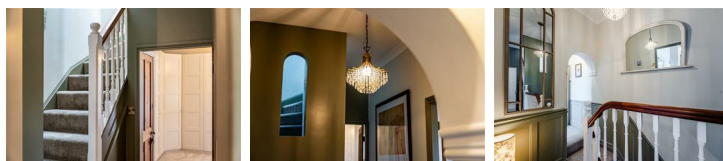
Descend the stairs from the rear hallway into the hidden gem of this home - the remarkable cellar conversion, seamlessly blending private living and entertainment spaces. Welcoming you is a spacious hallway adorned with inset spotlights and boasting a generous walk-in storage area, ensuring practicality meets style. But the true allure lies within the Cinema Room/Office Space, where versatility and comfort converge.

This multifunctional sanctuary features a double-glazed bay window, inviting in natural light and offering views of the front elevation, ensuring a bright and airy ambiance when desired. Underfoot, underfloor heating provides warmth and comfort, while strategically placed power points cater to various media and TV outlets, allowing for seamless entertainment experiences. Whether it's a cinematic escape or a productive work environment, this space embodies flexibility and sophistication, making it a standout feature of this remarkable home.



First Floor Landing

Heading up to the first-floor landing, this is truly a space where history and charm converge. Half-height panelled walls exude sophistication, complemented by original coving and a masterfully crafted banister that stands as a testament to the home's heritage. Ascend the spindle staircase to the second floor, its graceful curves inviting exploration.

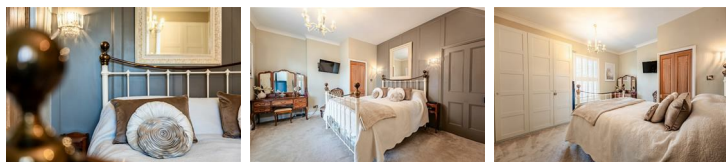


Master Bedroom

11'6 x 16'6

Designed with meticulous attention to detail, this master bedroom offers a space where you can retreat, unwind, and rejuvenate in ultimate comfort and style. Here, tranquility reigns supreme, offering a haven of relaxation and sophistication. A panelled wall adds a touch of calming texture, setting the stage for peaceful slumber and serene mornings.

Convenience meets style with easy access to a storage cupboard and en-suite, ensuring that functionality seamlessly integrates with comfort. A radiator provides warmth during cooler evenings, while a double-glazed window to the front elevation invites in gentle streams of natural light, illuminating the space with a soft, welcoming glow.



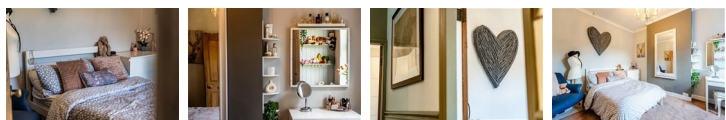
En-Suite

This master bedroom en-suite offers all the essentials for a comfortable experience. A low-level WC and hand wash basin provide convenience, while a heated towel rail adds a touch of warm luxury. Part-tiled walls contribute to the contemporary aesthetic, while inset spotlights illuminate the space with a warm glow.

Bedroom Three

12'5 x 9'5

Bedroom three provides tranquility and comfort in equal measure. Natural light floods through the double-glazed window, creating a serene ambiance that fills the space. A radiator ensures warmth during cooler evenings, while the built-in bespoke wardrobe offers practical storage solutions without compromising on style. Thoughtfully designed to maximize both comfort and functionality, this bedroom serves as a peaceful escape where you can unwind and recharge, whether curling up with a book or enjoying a restful night's sleep.



Bedroom Four

10'1 x 6'5

Bedroom four presents a one of the most unique aspects of this home, offering another hidden gem. Natural light filters through the double-glazed window, casting a soft glow across the space. A radiator ensures warmth, creating a cozy atmosphere perfect for relaxation. Notably, a discreet entrance within the wall provides access to a low-ceiling meditation room, adding a touch of serenity and mindfulness to this thoughtfully designed space.



Meditation Room

10 x 6

Discover the unparalleled character of the meditation room, a space as unique as it is tranquil. With its low

ceiling adding a cozy intimacy, this space invites you to find solace and peace within. Inset spotlights gently illuminate the room, casting a soft glow that fosters a sense of calm. Velux windows welcome natural light, connecting you to the outdoors while maintaining a serene atmosphere indoors. A storage cupboard provides practicality, ensuring a clutter-free environment conducive to deep reflection and mindfulness.



First Floor Bathroom

Part-tiled feature walls add character and elegance to this stunning first floor bathroom, setting the stage for relaxation. A classic roll-top bathtub takes center stage, accompanied by timeless Burlington fixtures that exude sophistication. The vintage high-level WC adds a touch of nostalgia, while a hand wash basin offers practicality without sacrificing style. Inset spotlights illuminate the space with a subtle ambiance. A panelled wall adds a hint of traditional charm, while underfloor heating ensures warmth and comfort underfoot.



Bedroom Two

15'3 x 9'3

Set on the second floor and occupying the entire space, bedroom two offers built-in storage solutions to ensure ample room for organization, keeping the space clutter-free and inviting. Two Velux windows bathe the room in natural light, creating a bright and airy atmosphere that promotes relaxation. A radiator provides warmth and comfort, making this room cozy and inviting year-round. Inset spotlights add a touch of modern elegance, illuminating the space with a relaxing light.



Externally - Front

The front aspect of this distinguished home features meticulously designed landscape featuring York stone,

laid to form a captivating pathway leading to the stately front entrance. Adorning the entrance, a bespoke wrought iron handrail stands as a striking embellishment, welcoming residents and guests alike. Embracing modern sustainability, a discreetly placed electric car charging point caters to both convenience and eco-conscious living.



Externally - Rear

Enclosed by mature walls and adorned with Indian stone flooring, this haven offers a lifestyle of relaxation and entertainment. There is space for a luxurious hot tub sat atop handcrafted decking, which is softly lit by LED spotlights. Above, a graceful pergola provides shade and privacy, while treated sleeper rail planters add charm with homegrown delights. An outer building serves as a home gym, and double door gates ensure easy access to the front, completing the seamless connection between the lush rear garden and the property's grandeur.



Surrounding Area

With esteemed schools like Sir John Deane's College, The County High School Leftwich, The Grange and Hartford Primary School nearby, families can enjoy a nurturing academic environment. The River Weaver provides leisurely strolls and calming scenery, while The Bowling Green pub/restaurant offers plenty of social and dining options. Plus, the property's short walk to the town centre ensures easy access to amenities and services, enhancing its appeal.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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