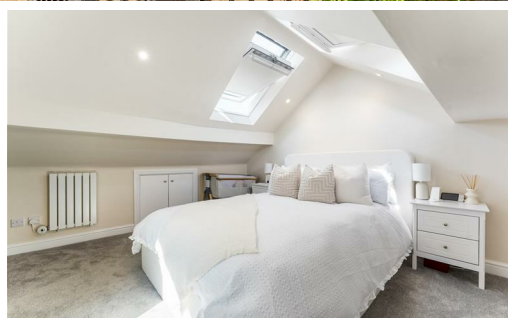




51 MANCHESTER ROAD,
NORTHWICH, CW9 5LY

£280,000



Vincent James Estate Agents are delighted to present this superbly characterful detached family home, located just a short walk from Northwich town centre. Effortlessly blending its original charm with a modern, sleek finish, the property offers impressive internal and external spaces. Enter through the Entrance Vestibule into the Hallway, leading to a Lounge, Dining Room, Kitchen, WC and Utility Room on the ground floor. Upstairs, the First Floor Landing features two double bedrooms and a spacious Family Bathroom, with an additional staircase leading to the Master Bedroom and Walk-in Wardrobe. Outside, you'll find a paved front terrace, a spacious Rear Garden, and allocated parking. Don't miss the opportunity to view this stunning home!

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Entrance Vestibule

Access via the front entrance door, leading into the Hallway.

Hallway



Providing access to the Lounge, Dining Room and Kitchen. Underfoot, there is oak effect flooring. There are storage options under the staircase, with original coving overhead and a wall mounted radiator.

Lounge

12'6 x 11'5



A bright, inviting space featuring a double-glazed bay window with elegant paneling below and a cushioned seating bench. Oak effect flooring extends underfoot, complemented by original coving overhead. The feature fireplace, with space for a log burner, adds a cozy atmosphere perfect for winding down.

Dining Room

11'9 x 11'6



Multi-functional space with double glazed windows to the side and rear aspects of the home. To the wall is a radiator, with oak effect flooring underfoot and original coving overhead.

Kitchen

10'4 x 10'1



Fitted with a range of wall, drawer and base units, with worksurfaces above. A breakfast bar allows for an additional dining option while light adorns the room via the two double glazed windows to the side elevation. A wall mounted vertical radiator ensures warmth year round. There is an inset sink with a cooker tap and drainer below, and a multitude of integrated appliances including:- Dishwasher, Oven, Microwave, Four Ring Induction Hob and Extractor above. Leading into the Utility Room.

Utility Room

10'4 x 3'9 (5'1 x 6'9)



Fitted with a range of storage options with a worksurface to the wall. There is space for a Washing Machine and Dryer, with an additional storage cupboard housing the Combi Boiler. Inset spotlights are fitted overhead, with a wall mounted vertical radiator. This room also provides access to the WC and there are French Doors to the Rear Garden.

WC



With a Low Level WC, a Hand Wash Basin with a Vanity Unit and tiled splashback.

First Floor Landing



Bright space providing access to Bedroom Two, Three and the Family Bathroom. A further staircase leads to the Master Bedroom and Walk-In Wardrobe. There is also a storage cupboard.

Family Bathroom



A stylish and open space featuring a freestanding roll-top bathtub, a low-level WC, a hand wash basin with a vanity unit, and a double shower cubicle with inset spotlights. The room is illuminated by a double-glazed frosted window to the side elevation and includes a heated towel rail. Underfoot, there is feature tile-effect flooring, and the walls are partially tiled, complementing the space to a modern finish.

Master Bedroom

17'9 x 11'7



Multi functional space, currently being used as a bedroom/playroom. A Feature Fireplace sits to the wall, with built in storage and a radiator. There are two double glazed windows to the front elevation, allowing for natural light to flood into the space.

Bedroom Two

11'8 x 11'6



With double glazing to the rear and side aspect of the home, and a feature fireplace. There is also a radiator.

Bedroom Three

12'5 x 9'6



A warm, cozy space with amazing storage options. There are Velux windows overhead, providing for natural light to flow in and three eaves storage points sit to the walls. This bedroom also shares its space with a walk-in wardrobe. There are also inset spotlights, and an electric wall mounted radiator.

Walk-in Wardrobe

6'3 x 6

Inset spotlights and a Velux window sit overhead, with additional eaves storage.

Externally



This property boasts an excellent external plot, including an access gate into the paved terrace at the front of the home. To the rear of the property, there is a private garden featuring a paved patio area leading to a turfed garden. There is also a storage shed, and gated side access to exit the plot. There is allocated parking available in Tesco Car Park.

Extra Information

Tenure - Freehold

Lease/Service Charge - N/A

Lease Length - N/A

Ground Rent - N/A

Council Tax Band - B



**51 Manchester Road,
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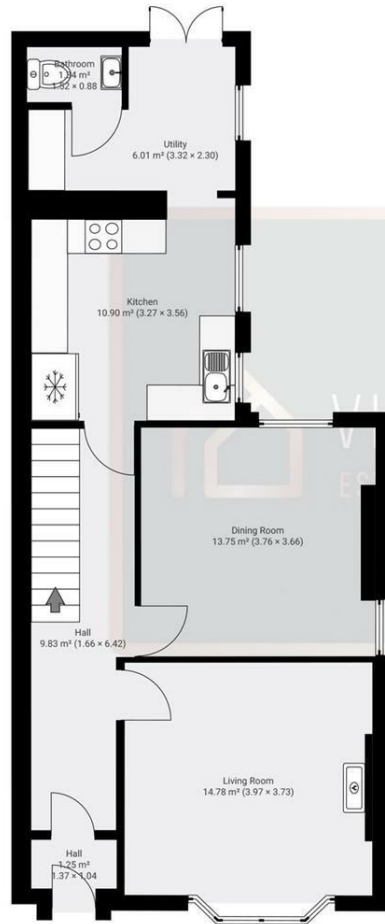
CREATED ON
2022-10-09

DETAILS
Total area: 135.66 m²
Living area: 135.66 m²
Floors: 3
Rooms: 18

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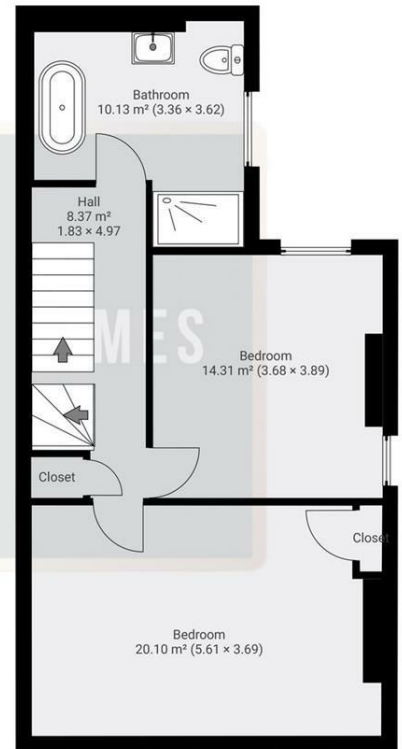
▼ Ground Floor

TOTAL AREA: 57.81 m² • LIVING AREA: 57.81 m² • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 53.79 m² • LIVING AREA: 53.79 m² • ROOMS: 6



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



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