



VINCENT JAMES  
ESTATE AGENTS

37 RICHARD STREET,  
NORTHWICH, CW9 7DL

£250,000



Vincent James Estate Agents are delighted to present this spacious three-bedroom semi-detached home in Northwich, offered with NO ONWARD CHAIN! Inside, the property features a welcoming entrance hallway, a bright lounge, additional living space, a functional kitchen, utility area, three generously sized bedrooms, and a bathroom with a separate WC. Outside, you'll find one of the largest gardens on the street, perfect for outdoor living, along with a private gated driveway offering parking for two cars. Don't miss out—call us today to arrange your viewing!

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### Entrance Hallway

Accessed via the front entrance door, providing access to the Living Space, Lounge and Kitchen. A staircase leads upstairs, with understairs storage. There is a further storage cupboard and a radiator to the wall. A double glazed frosted window sits to the front of the home.



### Kitchen

8 x 7

Fitted with a range of wall, drawer and base units with worksurfaces above. There is a wall mounted boiler, and part tiled walling. There are double glazed windows to the rear elevation. With space for a Fridge and Oven. There is an inset sink with a mixer tap and drainer. With a door to the utility space.



### Living Space

11'5 x 9'5

Double glazed bay window to the front elevation. There is space for an electric wood effect stove. A ceiling rose sits overhead, with carpet underfoot.



### Utility Space

With space for a washing machine, fridge freezer and a tumble dryer. Glazing surrounds. Tiled flooring with an access door to the rear garden.

### Lounge

11 x 11'5

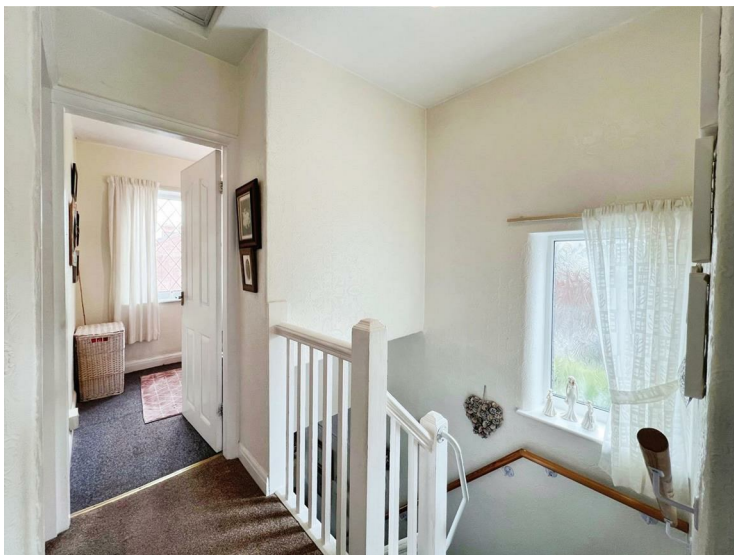
Double glazed window to the rear elevation, and an inset feature fireplace with brick walling surrounding. A ceiling rose sits overhead with a radiator to the wall.



**Landing**  
Double glazed frosted window to the side elevation. Loft access. Access to all three bedrooms, WC and bathroom.



**Bedroom Two**  
11'6 x 9'4  
Double glazed window to the front elevation. Radiator.



**Master Bedroom**  
11'6 x 11'1  
Double Glazed window to the rear elevation. Inset wardrobe. Radiator.



**Bedroom Three**  
6'6 x 6'2  
Double glazed window to the front elevation. Radiator.



### Bathroom

Wash hand basin & Bath. Part tiled walls. Radiator.  
Double glazed windows to the side and rear elevation.



### Externally - Front

Off road parking.



### Externally - Rear

Enclosed garden with paved patio, Mature planting.



### 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: C

### 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.

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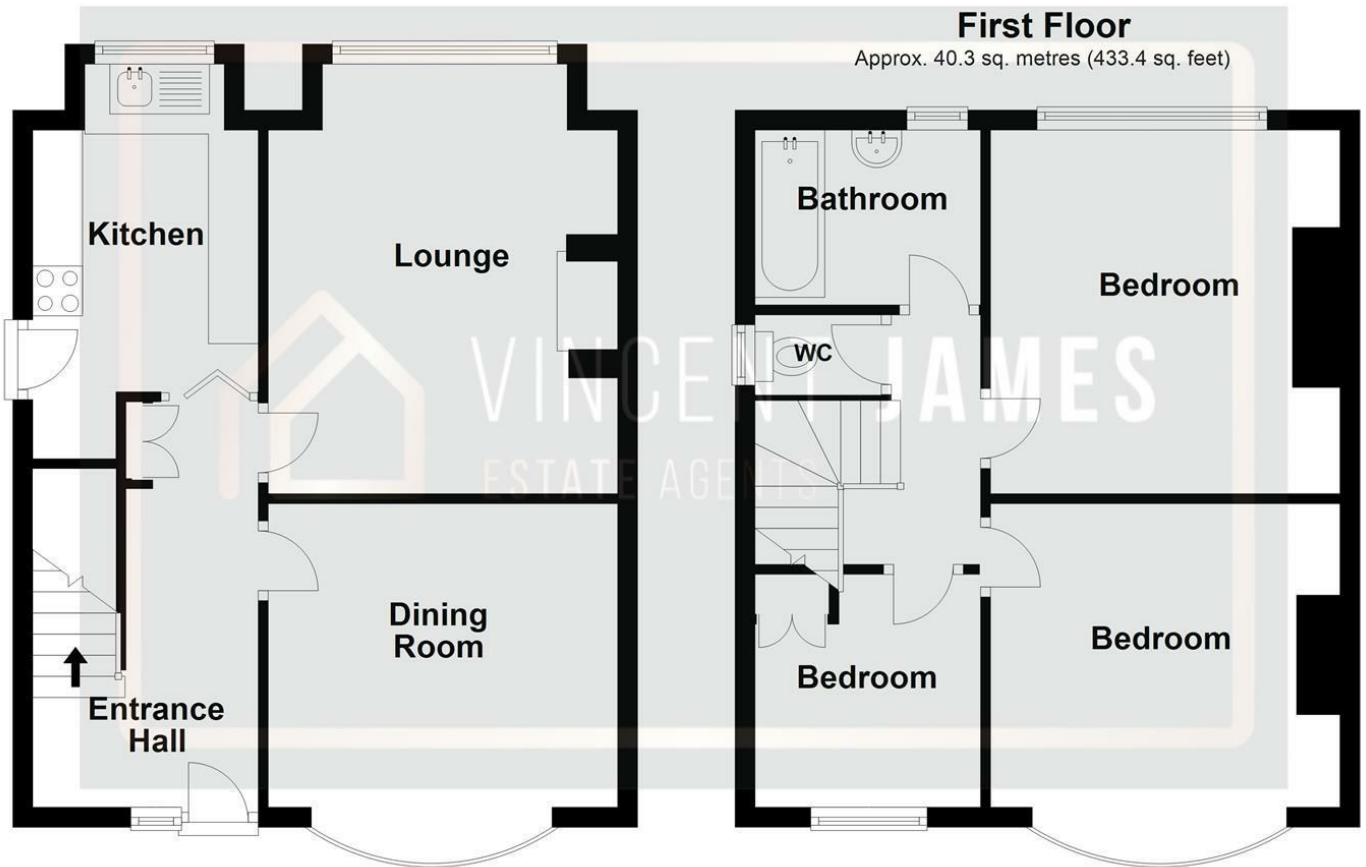
TEL: 01606 663939

## Ground Floor

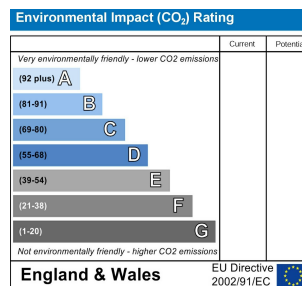
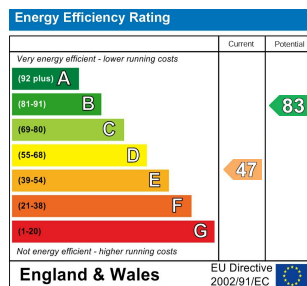
Approx. 42.8 sq. metres (460.7 sq. feet)

## First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 83.1 sq. metres (894.1 sq. feet)



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