



VINCENT JAMES
ESTATE AGENTS

37 RICHARD STREET,
NORTHWICH, CW9 7DL

£250,000

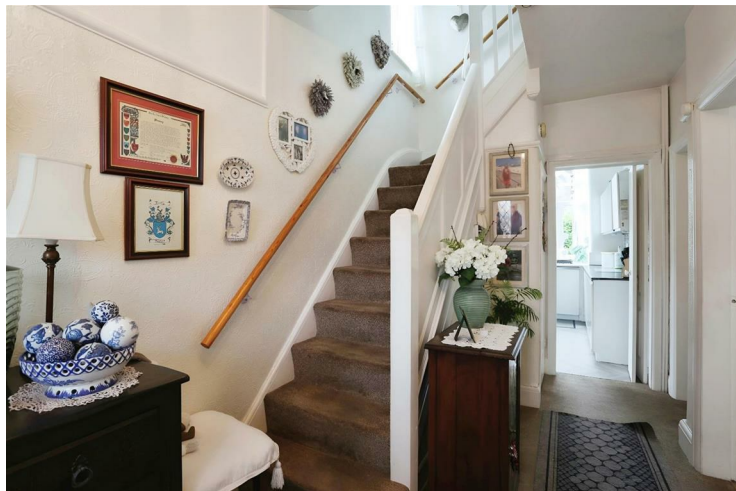


Vincent James Estate Agents are delighted to present this spacious three-bedroom semi-detached home in Northwich, offered with NO ONWARD CHAIN! Inside, the property features a welcoming entrance hallway, a bright lounge, additional living space, a functional kitchen, utility area, three generously sized 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.



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.

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.



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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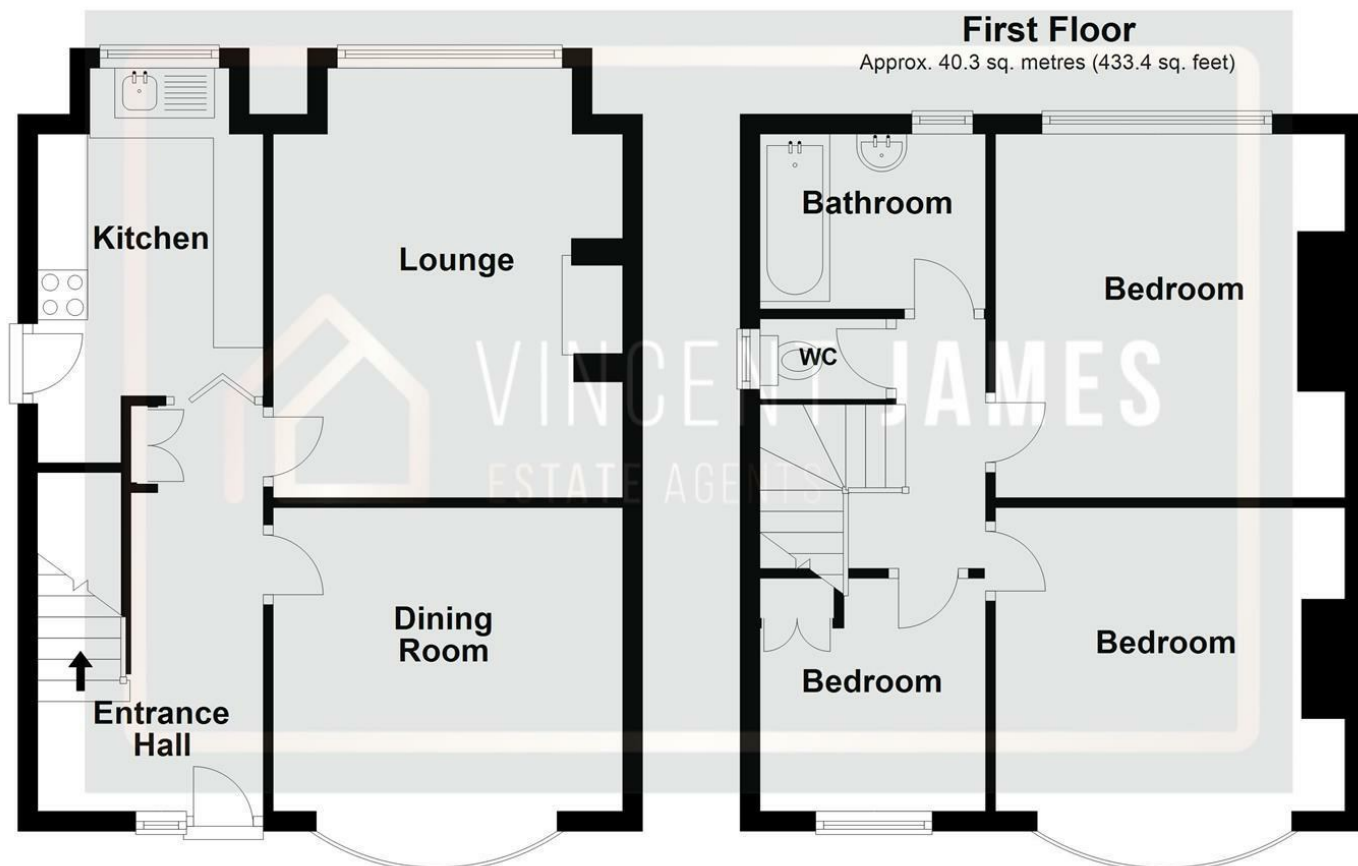
TEL: 01606 663939

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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		47	
(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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