



VINCENT JAMES  
ESTATE AGENTS

112 CHESTER ROAD,  
NORTHWICH, CW8 1JH

£335,000



Vincent James Estate Agents are thrilled to introduce this stunningly modernised Victorian home, boasting five bedrooms and situated just a short stroll from Northwich Town Centre. This property has been beautifully restored, seamlessly blending classic charm with contemporary comforts, and is offered with no onward chain—making it ready for you to move straight in.

Step through the welcoming entrance hallway, where original Minton tiling underfoot sets the tone for the home's rich history and character. The ground floor offers a spacious lounge, a separate living space, and a versatile cellar, all leading into an open-plan kitchen diner, perfect for entertaining or family gatherings.

Upstairs, the first floor reveals a luxurious master bedroom with its own en-suite, along with two additional generously sized bedrooms and a stylish family bathroom. On the second floor, you'll find a cozy reading nook, ideal for unwinding, alongside two more charming bedrooms that offer flexibility for guests, a home office, or creative spaces.

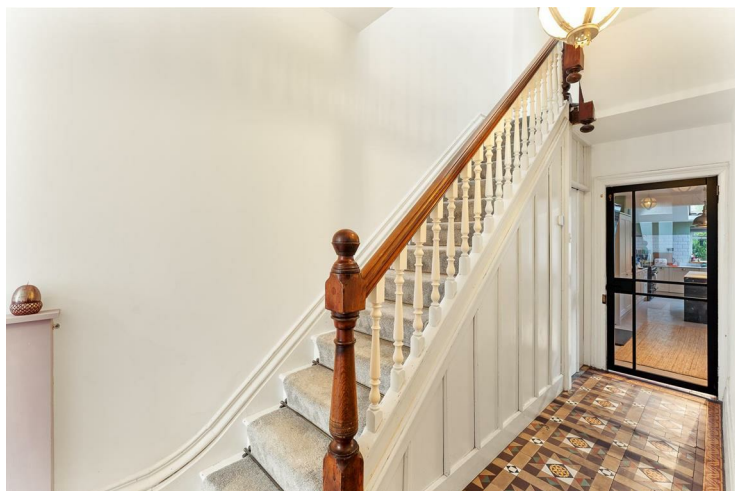
Outside, the home features a well-sized rear garden, perfect for summer evenings and outdoor living.

With its breathtaking period features, spacious layout, and move-in-ready appeal, this home truly has it all. Don't wait—this is your chance to own the Victorian home you've always dreamed of. Call us today to book your viewing!

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## Entrance Hallway



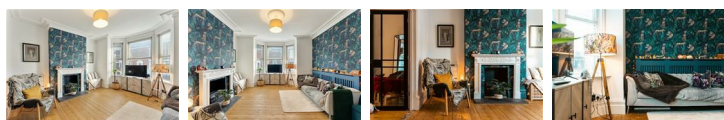
The hallway greets you with stunning original Minton tiling, showcasing the home's timeless elegance. A staircase ascends to the first floor, while doors provide seamless access to the lounge, living space, cellar, and the open-plan kitchen diner. A wall-mounted radiator adds warmth and practicality to this inviting space.

## Living Space



The living space features a double-glazed window to the rear, bespoke wooden panelling adding character to the walls, and a radiator for comfort. The room showcases an original feature fireplace and flooring, seamlessly opening into the lounge for a connected and inviting layout.

## Lounge



The lounge boasts a double-glazed bay window to the front elevation, flooding the room with natural light. A hollowed fireplace provides the perfect space for a wood-burning stove, adding charm and character. Original flooring underfoot enhances the room's timeless appeal, complemented by a wall-mounted radiator for warmth.

## Cellar

With power, a light and a window to the front elevation.

## Kitchen Diner



The kitchen diner is a stunning blend of style and functionality, fitted with an array of wall, drawer, and base units complemented by sleek worksurfaces. Part-tiled walls frame a charming fireplace housing the original stove, adding a touch of history to the space. A Velux window overhead floods the room with natural light, while feature glazing and original stained glass add unique character.

The kitchen is well-equipped with space for a fridge freezer, washing machine, and a range cooker featuring a five-ring hob and hood above. A central island offers additional workspace and incorporates a sink with a mixer tap and drainer, along with space for a wine cooler. The room is warmed by a vertical wall-mounted radiator and an additional radiator, ensuring year-round comfort.

## First Floor Landing



The first-floor landing offers carpet underfoot for a cozy feel and provides access to the master suite, bedrooms two and three, and the family bathroom. A staircase leads to the second floor, seamlessly connecting the home's living spaces.

## Master Bedroom



The master bedroom features a double-glazed bay window to the front elevation, filling the space with natural light. Oak-effect flooring adds warmth and style, while a radiator ensures comfort. The room also benefits from practical understairs storage and direct access to the en-suite for added convenience.

## En-Suite



The en-suite boasts stylish feature-effect tiling and part-tiled walls, creating a modern and elegant finish. It includes a low-level WC, a hand wash basin, and a stand-in shower for convenience. A radiator and inset spotlights enhance comfort and lighting, while a double-glazed frosted window to the front elevation provides natural light with added privacy.

## Bedroom Two



Bedroom two features a double-glazed window to the rear elevation, offering lovely views and plenty of natural light. The room includes a radiator for warmth, built-in wardrobes for storage, and oak-effect flooring that adds a touch of warmth and style.

## Bedroom Three



Bedroom three offers a double-glazed window to the rear elevation, allowing for ample natural light. A radiator provides warmth, while oak-effect flooring adds a stylish and practical touch to the room.



## Family Bathroom



The family bathroom features a luxurious free-standing modern bath, set against a backdrop of marble-tiled flooring and partly tiled walls. A mirrored splashback wall adds a touch of elegance, while wood panelling brings warmth and character. The double-glazed frosted window to the side elevation offers natural light and privacy. Additional features include a low-level WC, hand wash basin, inset spotlights, and convenient loft access.

## Second Floor Landing



The second-floor landing offers a cozy reading nook, perfect for unwinding. A Velux window overhead floods the space with natural light, while carpet underfoot adds warmth and comfort to the area.

## Bedroom Four



Bedroom four features oak-effect flooring, adding a stylish and durable touch. A Velux window overhead fills the room with natural light, while a radiator ensures warmth and comfort throughout.

## Bedroom Five



Bedroom five includes a single-glazed feature window to the front elevation, highlighting the room's unique character. A wooden beam adds charm, while oak-effect flooring provides a stylish and practical touch. The room also benefits from a radiator, ensuring warmth and comfort.

## Externally



Externally, the front of the home features a paved walkway leading to the entrance door, offering a

welcoming approach. The spacious rear garden is fully paved and fenced for privacy, with access to the front of the home via a convenient alleyway.

## 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



112 Chester Rd

### DETAILS

Total area: 213.59 m<sup>2</sup>

Living area: 213.59 m<sup>2</sup>

Floors: 4

Rooms: 18

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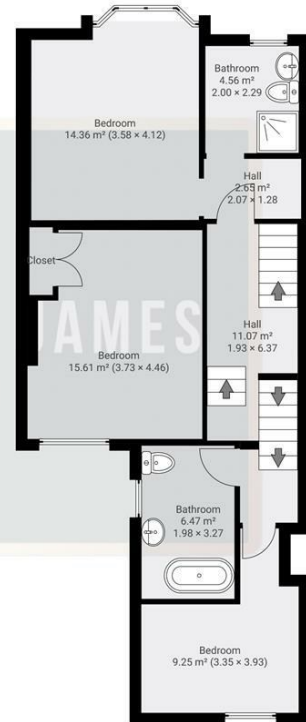
### ▼ Ground Floor

TOTAL AREA: 74.99 m<sup>2</sup> • LIVING AREA: 74.99 m<sup>2</sup> • ROOMS: 5



### ▼ 1st Floor

TOTAL AREA: 64.65 m<sup>2</sup> • LIVING AREA: 64.65 m<sup>2</sup> • ROOMS: 8





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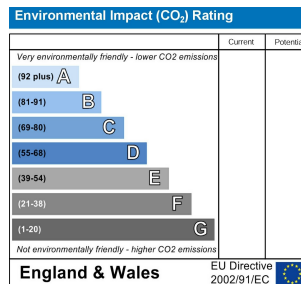
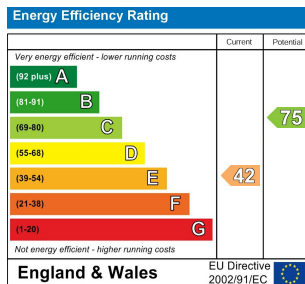
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▼ 2nd Floor

TOTAL AREA: 45.62 m<sup>2</sup> • LIVING AREA: 45.62 m<sup>2</sup> • ROOMS: 3

▼ Basement • Level 1

TOTAL AREA: 28.33 m<sup>2</sup> • LIVING AREA: 28.33 m<sup>2</sup> • ROOMS: 2



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87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK