



HIGHFIELD, 63A CHURCH ROAD,
NORTHWICH, CW9 5PB

£335,000



Vincent James Estate Agents are thrilled to present this stunning, immaculately presented family home, located just a short stroll from Northwich town centre. This property effortlessly combines original charm with a contemporary, sleek finish, making it an absolute must-see. As you step through the Entrance Hallway, you'll be drawn into a cozy Snug, ideal for relaxing evenings. The heart of the home is the Open Plan Kitchen Diner and Living Space, designed for modern family living and entertaining, featuring high-end fixtures and bi-fold doors to the rear garden. The ground floor also includes a convenient Downstairs WC. Ascend to the First Floor Landing to discover three generously sized bedrooms, each exuding comfort and style, alongside a beautifully appointed Family Bathroom that promises a spa-like retreat. Outside, the property continues to impress with a private driveway offering ample parking and an exquisitely landscaped rear garden, perfect for outdoor entertaining and family activities. Don't miss the opportunity to view this remarkable home – it's ready to welcome its next lucky owners!

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Entrance Hallway



Accessed via the front entrance door, with glazing to the front aspect of the home. Original Minton tiling adorns the floor, with a wall mounted radiator. There is also a staircase, with inset storage underneath. Providing access into the Snug and the Open Plan Kitchen Diner/Living Space. Original coving lies overhead.

Snug

12'3 x 11'6



A double glazed bay window sits to the front aspect of the home, with oak flooring underfoot. Three radiators sit to the wall. There is a feature fireplace with slate tiling beneath and space for a wood stove. Original coving lies overhead.

Open Plan Kitchen Diner/Living Space

16'4 x 26'8



The heart of the home - with a range of upgrades and features, further amplifying the appeal of this incredible property.

The kitchen is fitted with a range of wall, drawer and base units with white marble worksurfaces above. Inset spotlights sit overhead, allowing for a bright and modern look to the space. Within the worksurface is a pop-up power point, which also doubles as a wireless mobile phone charger. There is space for a Wine Cooler, which is found nestled into the lower base units. Also within the worksurface is an inset sink with both a mixer tap, and a Quooker tap too. You can also find a utility cupboard, which currently hosts space for a Washing Machine, and a Tumble Dryer. A vertical radiator sits to the wall. Integral appliances include:- Dishwasher, Fridge Freezer, Double Oven, Five Ring Induction Hob and Extractor.

This incredible room doubles up as a dining space, as well as somewhere to unwind and watch a movie or your favourite series. There is a mounted TV point to the media wall, which is accompanied by a modern electric fireplace beneath. LED strip lighting sits above the bifold doors to the rear garden, allowing for a range of lighting options. Two Velux windows sit overhead, with a further vertical wall mounted radiator. You can also find a bar area, adding even more versatility to this already amazing space. Porcelain tiling lies underfoot.

Downstairs WC



Convenient space, consisting of a low level WC, a hand wash basin with vanity storage beneath and tiled splashback. Porcelain tiling lies underfoot.

Also includes meter cupboards.

Landing



A connecting space, allowing access to all bedrooms, the loft and the bathroom. Carpet lies underfoot.

Master Bedroom

12'5 x 9'4



To the rear elevation of this room lies a double glazed window. There are built in wardrobes, which also double up as a TV cabinet. Inset spotlights sit overhead. Radiator to the wall.

Bedroom Two

10'5 x 10'2



With an amazing feature double glazed window to the front elevation, allowing natural light to flow in seamlessly. Bespoke panelling sits to the wall, alongside a radiator.

Bedroom Three/Study

6 x 7'5



Wood effect flooring sits underfoot, with a double glazed window to the front, and a wall mounted radiator.

Bathroom



Three piece suite comprising of a panelled bathtub with an overhead shower attachment, a hand wash basin with a vanity unit, and a low level WC. There is a double glazed frosted window to the rear elevation. Part tiled walls.

Externally - Front



A private driveway sits to the front of this home, allowing for two spaces.

Externally - Rear



This exceptional garden offers a perfect blend of style and functionality, beginning with a spacious decking area ideal for outdoor dining and relaxation. The deck seamlessly transitions to a low-maintenance AstroTurf lawn, surrounded by fencing and brickwork for added privacy. Thoughtfully designed, the garden features discreet bin storage, double rear gates for easy access, and ambient lighting, including spotlights, to enhance evening gatherings. A serene water feature adds a touch of tranquility, while outdoor power outlets provide convenience for all your garden needs.

Surrounding Area

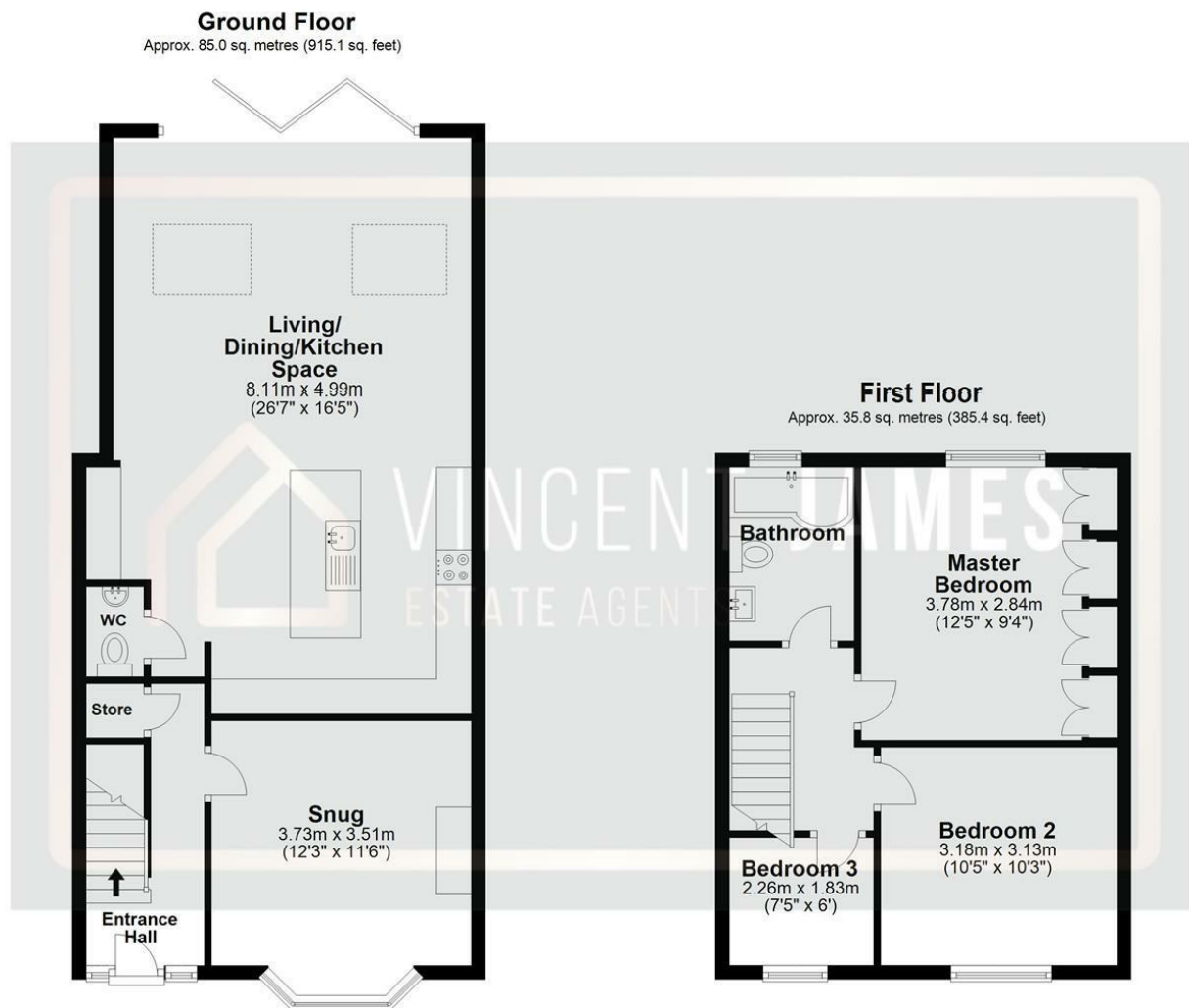
This property is ideally situated in a highly convenient location, just a short walk from Northwich town centre. Residents can easily access a wide range of local amenities, including restaurants, bars, shops, and supermarkets. Northwich is a sought-after town, offering excellent transport links, including a nearby train station, making commuting a breeze. Esteemed schools such as Sir John Deane's College, The County High School Leftwich, The Grange, and Hartford Primary School are also close by, providing families with access to top-tier educational opportunities.

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: B

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.



Total area: approx. 120.8 sq. metres (1300.5 sq. feet)

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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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