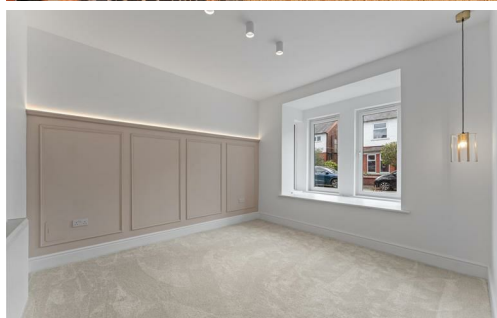




35 DAVID STREET,
NORTHWICH, CW8 1HE

£330,000



Vincent James Estate Agents are proud to present this beautifully modernised residence in the heart of Northwich, finished to an exceptional standard with a touch of everyday luxury. From the moment you step inside, you'll sense the care and quality that has gone into every detail.

The welcoming Entrance Hallway leads you through to a stylish and spacious Lounge, ideal for relaxing or entertaining. At the rear, the true showpiece of the home awaits — a stunning open-plan Kitchen Diner, designed for both family living and hosting in style. A practical Downstairs WC and Utility Space add further comfort and convenience to the ground floor.

Upstairs, you'll discover three generously sized bedrooms, each thoughtfully designed to suit modern family life, along with a luxuriously appointed bathroom finished to a high specification.

Externally, the property offers the ease of a private driveway and a well-proportioned, low-maintenance garden that's perfect for enjoying sunny afternoons without the upkeep.

With a wealth of stylish upgrades throughout, this home is the perfect setting for your next chapter. Don't miss the opportunity — call us today to arrange your exclusive viewing.

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Hallway



Entrance into the home via composite front door, access to first floor via stairs, doors leading to living room, kitchen and downstairs WC. Wall mounted radiator, double glazed uPVC window to front elevation. Decorative wall panelling.

Living Room



Large bay double glazed uPVC window to front elevation, wall mounted radiator and decorative wall paneling with lighting.

WC



Low level WC, wall mounted hand wash basin, half tiled wall and wall mounted radiator.

Kitchen



Access to utility room and dining room. Fitted with a range of wall and floor units, integrated dishwasher, fridge freezer, oven and sink. Kitchen island with integrated induction hob.

Utility



Fitted units, wall mounted Worcester boiler, space for washing machine and dryer, hanging clothes rail.

Dining Room



Wall mounted radiator, Double glazed uPVC window to rear elevation, double glazed uPVC French doors to rear elevation and sky light.

Landing



Decorative wall panelling, Double glazed uPVC window to side elevation. Access to bedrooms and bathroom.

Bathroom



Three piece suite comprising of bath with over head shower, mounted hand wash basin with storage, low level WC. Frosted double glazed uPVC window to front elevation, wall mounted towel radiator, fully tiled floor and walls.

Bedroom One



Double glazed uPVC window to front elevation, wall mounted radiator and vaulted ceiling with exposed beams.

Bedroom Two



Wall mounted radiator and double glazed uPVC window to rear elevation.

Bedroom Three



Wall mounted radiator and double glazed uPVC window to rear elevation.

Externally



Externally there is a permeable resin drive way continuing down the side of the property to the rear garden, outdoor lighting and the front door and rear door, lawned area at the rear and a flower bed at the front of the home.

Extra Information

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. Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



35 David Street,
Northwich

DETAILS

Total area: 1032.23 sq ft
Living area: 1032.23 sq ft
Floors: 2
Rooms: 11

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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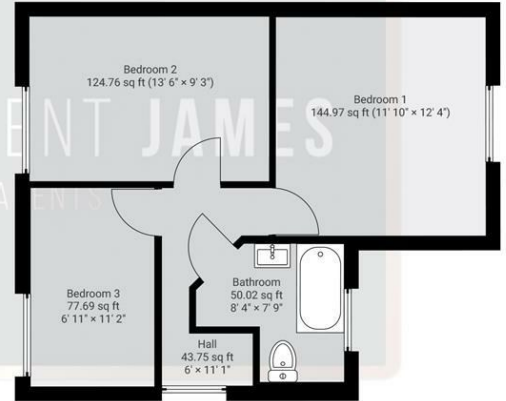
▼ Ground Floor

TOTAL AREA: 591.35 sq ft • LIVING AREA: 591.35 sq ft • ROOMS: 6



▼ 1st Floor

TOTAL AREA: 440.88 sq ft • LIVING AREA: 440.88 sq ft • ROOMS: 5



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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