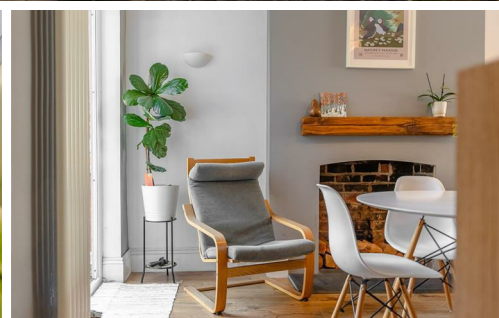
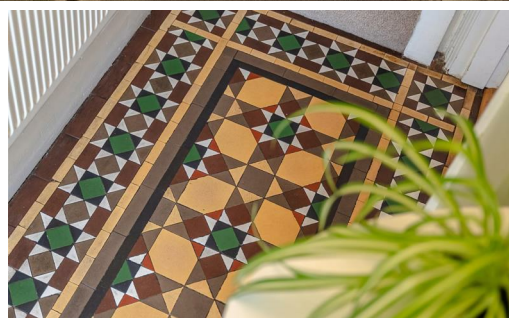




27 THE CRESCENT, NORTHWICH, CW9 8AD

£425,000



Vincent James Estate Agents are proud to present this stunning two-bedroom Victorian home, perfectly positioned on The Crescent in Northwich. Recently renovated to an exceptional standard, this impressive property offers accommodation across four floors with an abundance of space throughout.

Boasting high ceilings that flood each room with natural light, the home beautifully blends original character with modern living. The ground floor features two inviting reception rooms, a fully fitted kitchen, and a convenient utility room. A staircase leads down to the cellar, ideal for storage or offering potential to be transformed into an additional reception space.

Upstairs, you'll find two generous double bedrooms and a spacious family bathroom. Rising further to the second floor, a versatile loft room—complete with its own staircase—is currently utilised as an office.

Externally, the property benefits from off-road parking and a landscaped, private rear garden, completing this charming and versatile home.

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Entrance Hallway



With original Minton Tiling. Leading to the Lounge Diner. Accessed via the front entrance door. Staircase to first floor.

Lounge Diner



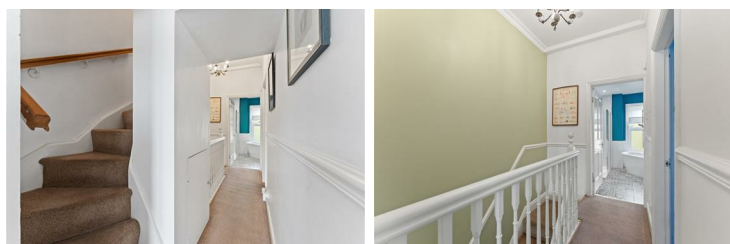
Double glazed bay window the front aspect of the home. Double glazed window to the rear of the home. Two inset fireplaces (log burner to the lounge area). Wall mounted vertical radiator. Providing access to the Kitchen & Cellar.

Kitchen



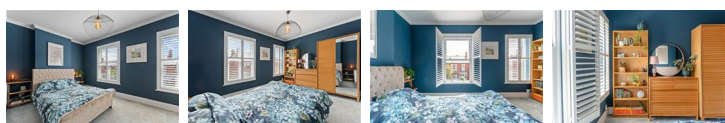
Fitted with a range of wall, drawer and base units with worksurfaces above. Integral Fridge Freezer. Space for Freestanding Rangemaster cooker with high level hood overhead. Utility Space. Double glazed windows to the side aspect of the home.

First Floor Landing



Providing access to both bedrooms, the bathroom, with a further staircase to the multi-functional loft space.

Master Bedroom



Double glazing to the front aspect of the home.

Bedroom Two



Double glazing to the rear aspect of the home. Built in storage.

Bathroom



Feature effect tiling. Inset shower. Freestanding bathtub. WC. High level hand wash basin. Wall mounted vertical radiator. Inset spotlights. Frosted double glazed window to the rear.

Multi-Functional Loft Space



This amazing space is currently being used as an office. Two Velux windows to the front and rear.

Planning permission - 22/03237/FUL - Dormer extension to rear, removal of existing roof light to front, addition of new roof light to east elevation.

Externally - Front



Driveway with space for one vehicle. Gated side access to the rear garden.

Externally - Rear



North facing, with plenty of space. Perfect for entertaining, dining and relaxing. Paved seating area. Gated side access to the front of the home.

Surrounding Area



With esteemed schools like Sir John Deane's College, The County High School Leftwich, The Grange and Hartford Primary School nearby, families can enjoy a nurturing academic environment. The River Weaver provides leisurely strolls and calming scenery, while The Bowling Green pub/restaurant offers plenty of social and dining options. Plus, the property's short walk to the town centre ensures easy access to amenities and services, enhancing its appeal.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

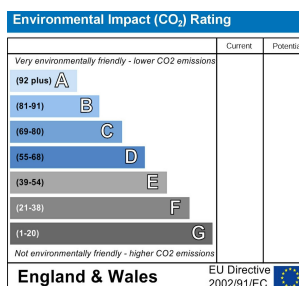
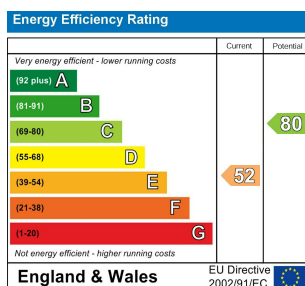
Council Tax Band: D

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

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



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