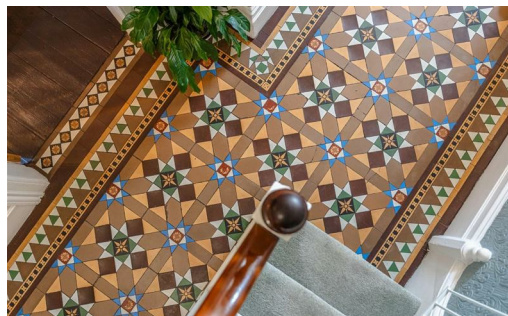




VINCENT JAMES
ESTATE AGENTS

5 BESWICKS ROAD,
NORTHWICH, CW8 1AP

£425,000



Vincent James Estate Agents are thrilled to present this charming Four Bedroom Victorian Semi-Detached Home located on Beswicks Road in Winnington, Northwich. This delightful property offers a perfect blend of traditional character and modern living, making it an ideal family home.

As you step inside, you are welcomed by the stunning original minton tiling that adorns the hallway, setting the tone for the elegance that follows. The ground floor boasts three inviting reception rooms, including a cosy lounge and a spacious dining room, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen diner seamlessly flows into a newly modernised garden room, creating a bright and airy space that overlooks the beautiful rear garden.

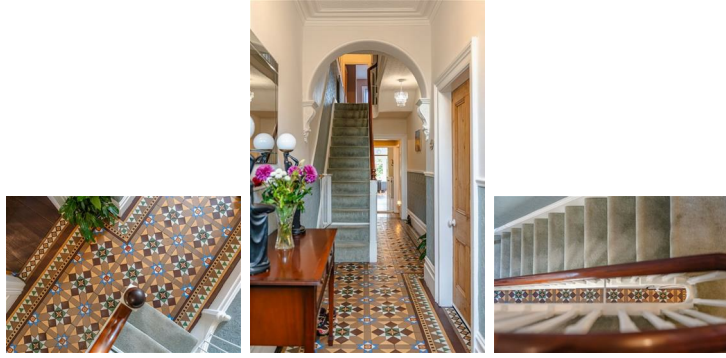
Venturing upstairs, you will discover two additional floors featuring four generously sized bedrooms, including a loft room that offers versatile usage. The master bedroom benefits from an en-suite bathroom, providing a private retreat, while a family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Outside, the property truly shines with a fantastic rear garden that offers plenty of seating options for relaxation and outdoor entertaining. Additionally, there is a potting shed for gardening enthusiasts and a garage with off-road parking for two cars conveniently located in front.

This remarkable home on Beswicks Road is not to be missed. We invite you to contact us to arrange a viewing and experience the charm and comfort of this wonderful property for yourself.

WWW.VINCENTJAMESESTATEAGENTS.CO.UK

Entrance Hallway



Adorned by Original Minton Tiling, this space connects to the Lounge, Dining Room, Downstairs WC and Kitchen Diner. There is also Cellar access. A staircase leads to the first floor.

Lounge



Marble Fireplace, Original Flooring, Bay Window.

Dining Room



With Double Glazed French doors to the rear garden.
Fireplace point.

Downstairs WC



WC and Hand Wash Basin.

Kitchen Diner



Fitted with a range of wall, drawer and base units with worksurfaces above. Flows into the Garden Room.

Garden Room



Recently refurbished, this is a tranquil space connecting both internal and external spaces.

First Floor Landing



Connects to the Master Bedroom, Bedroom Two, Three and the Family Bathroom. A further staircase leads to the Loft Room.

Master Bedroom



With an en-suite and plenty of space.

En-Suite



WC, Hand Wash Basin and Shower.

Bedroom Two



Multi-functional space. Currently used as a studio.

Bedroom Three



Double bedroom overlooking the rear garden.

Bathroom



With Bath, WC, Hand Wash Basin.

Second Floor Landing



Opens to the Loft Room. Storage cupboard.

5 BESWICKS ROAD, NORTHWICH, CW8 1AP

Bedroom Four



Double bedroom currently used as a studio.

Externally (Front)



Paved entrance walkway. Beautiful Victorian charm.

Externally (Rear)



Lawned garden with plenty of seating options. Garage, potting shed and off-road parking.

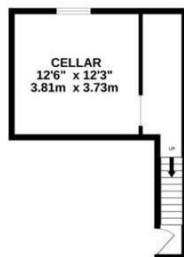
Extra Information

Tenure - Freehold

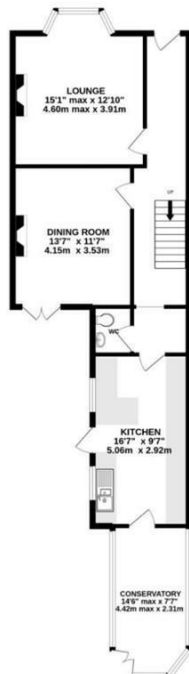
Council Tax Band - C

TEL: 01606 663939

BASEMENT
225 sq. ft. (21.9 sq.m.) approx.



GROUND FLOOR
755 sq. ft. (70.2 sq.m.) approx.



1ST FLOOR
644 sq. ft. (59.8 sq.m.) approx.



2ND FLOOR
294 sq. ft. (27.3 sq.m.) approx.



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		83	83
		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	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK