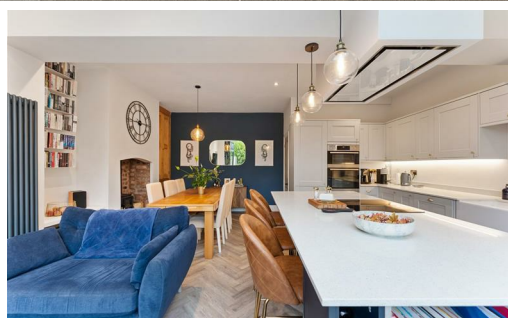




VINCENT JAMES
ESTATE AGENTS

52 DAVID STREET,
NORTHWICH, CW8 1HE

£315,000



Vincent James Estate Agents are pleased to present this charming three-bedroom semi-detached house located on David Street, just a short stroll from the vibrant Northwich Town Centre. This delightful home has been thoughtfully updated throughout, blending modern comforts with many of its original features, creating a warm and inviting atmosphere.

Upon entering, you are welcomed by a spacious Entrance Hallway that leads to the Lounge, a perfect space for relaxation. The true heart of the home is undoubtedly the Kitchen Diner, which has been modernised to a high standard. This impressive area boasts bi-fold doors that open up to the Rear Garden, allowing for a seamless transition between indoor and outdoor living. The Kitchen Diner also provides convenient access to a Utility Room and a Downstairs WC, enhancing the practicality of the home.

As you ascend to the first floor, you will discover three well-appointed bedrooms, each offering ample space and natural light. The Family Bathroom is also located on this level, providing a comfortable and functional space for all.

Externally, the property features a lovely lawned garden complemented by a paved seating area, ideal for enjoying the outdoors. Additionally, off-road parking at the front of the house ensures that you will have plenty of space for vehicles.

This home is a rare find in the current market, combining modern living with classic charm. Do not miss the opportunity to make this wonderful property your own!

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Entrance Hallway



Adorned with original feature tiling underfoot and entered via the front door with stained glass.

Utility Space



Fitted with a range of wall, drawer and base units with worksurface above. Velux overhead. Space for utilities.

Lounge



With a double glazed bay window, original fireplace point and feature stained glass.

Downstairs WC



WC, Hand wash basin and double glazed frosted window.

Kitchen Diner



An impressive and bespoke space, fitted with a range of high quality wall, drawer and base units with worksurfaces above. Inset Fridge Freezer, Dishwasher, Grill and Oven, Induction Hob and High Level Hood overhead. Wall mounted vertical radiator. Bi-fold doors to the rear. Access door to Utility Room. Fireplace point with log burner.

Landing



Providing access to all three bedrooms and the bathroom.

Bedroom Three



Mult-functional space currently being used as an office. Double glazed window to the rear elevation.

Master Bedroom



Provides a fantastic viewpoint. Double glazed windows. Inset storage options. Original fireplace point.

Bedroom Two



Double glazed window to the rear elevation.

Bathroom



Panelled bathtub, overhead shower. Hand wash basin. WC.

Externally (Front)



Off-Road Parking. Gated side access to rear.

Externally (Rear)



Lawned garden with fencing and shed. Paved patio area.
Gated side access to front.

Extra Information

Tenure - FREEHOLD
Council Tax- C

AML & Financial Qualification

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.



52 David Street,
Northwich

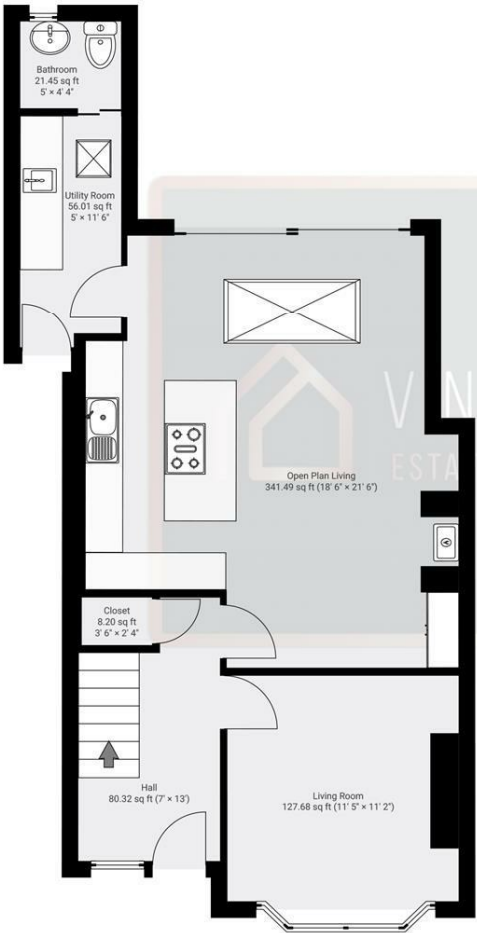
DETAILS
Total area: 1047.16 sq ft
Living area: 1047.16 sq ft
Floors: 2
Rooms: 12

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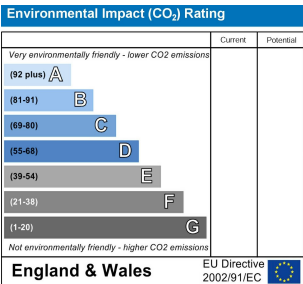
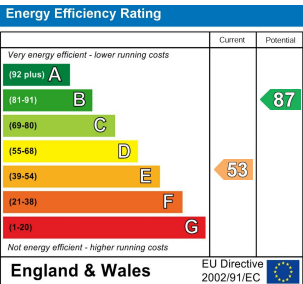
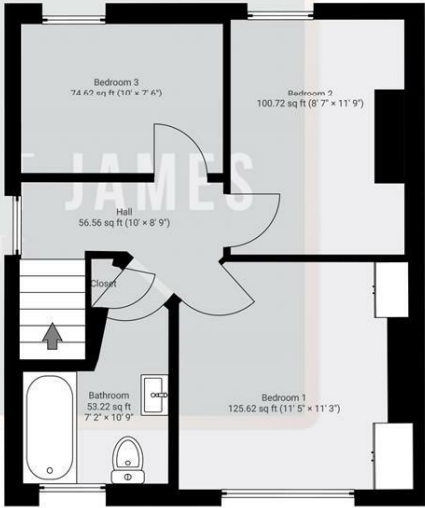
▼ Ground Floor

TOTAL AREA: 634.79 sq ft • LIVING AREA: 634.79 sq ft • ROOMS: 6



▼ 1st Floor

TOTAL AREA: 412.37 sq ft • LIVING AREA: 412.37 sq ft • ROOMS: 6



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.

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