



Agecroft Road, Northwich CW9 7HP

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welcome to

Agecroft Road, Northwich

Found within a sought after area and set on a popular road this three bedroom semi detached home offers excellent accommodation throughout. Buyers looking for space both internal and externally will be particularly interested due to the large plot providing ample parking for several vehicles.



Entrance Porch

An open canopied entrance porch with wall mounted lighting, double glazed front door.

Entrance Hall

Radiator with display grill, tiled flooring, stairway to the first floor with an open spindle balustrade, front aspect double glazed window, dado rail, built in storage cupboard with rails and shelving.

Breakfast Kitchen

13' 2" x 12' 6" Maximum into alcove (4.01m x 3.81m Maximum into alcove)
Fitted with a range of wall mounted and base level units with dark granite effect rolled work top surfaces incorporating a stainless steel sink and drainer. A built in electric oven and grill, a four ring halogen hob with extractor hood and lighting over. Space for a fridge freezer, space for a dryer, plumbing for a washing machine. Recently fitted gas boiler. Side aspect double glazed window, part tiled walls and tiled flooring, double glazed door opening to the rear patio seating area. Double panel radiator with thermostat, power points.

Living/Dining Room

19' 2" x 13' 5" narrowing to 10' 3" (5.84m x 4.09m narrowing to 3.12m)
Having a front aspect double glazed Bay Window, two radiators with display shelving, feature Adam style fireplace housing a coal effect gas fire with a marble hearth and surround, wood effect laminate flooring, double glazed doors opening to the conservatory.

Conservatory

Irregular Shaped Room 11' 10" x 10' (3.61m x 3.05m)
Part brick built having double glazed windows and French Doors opening to the decked patio area, tiled flooring, a wall mounted electric heater, power points.

First Floor Landing

With loft access, radiator with thermostat control, a side aspect double glazed window.

Master Bedroom

13' 4" Maximum into Wardrobe x 10' (4.06m Maximum into Wardrobe x 3.05m)
Having a front aspect double glazed window, double panel radiator with thermostat, built in wardrobes having mirror fronted sliding doors with rails and shelving. Wood laminate flooring, power points.

Bedroom Two

13' 5" Maximum x 8' 10" (4.09m Maximum x 2.69m)
Having a rear aspect double glazed window, radiator with display grill, wood laminate flooring, built in storage cupboards.

Bedroom Three

10' x 6' (3.05m x 1.83m)
Having a front aspect double glazed window, radiator with thermostat, wood laminate flooring, a built in storage cupboard.

Shower Room

9' 3" x 5' 5" (2.82m x 1.65m)
Fitted with an updated three piece suite comprising corner shower cubicle having a wall mounted electric shower and sliding doors, vanity wash hand basin with storage cupboard and a low level W.C. Tiled walls, dual rear aspect obscured double glazed windows, inset spot lighting, chrome heated towel rail, and an Environment extractor fan.

Externally

The property occupies a large plot offering a generous paved driveway with gated access providing ample parking for several vehicles. Having mature hedgerow lined borders, mature flowerbed and shrub borders, shailed garden areas or further parking. A lawned garden area again with mature hedgerow lined borders and a paved patio seating area. With gated access to the side which opens to the enclosed garden and patio seating area, having paved walkways, shailed garden area and a raised timber decked seating area featuring inset garden lighting. Refuge bin storage area, and a timber garden shed.

Detached Garage

17' 10" x 8' 9" (5.44m x 2.67m)
A brick built garage with an up and over door, power points and lighting and a side aspect double glazed window.



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welcome to

Agecroft Road, Northwich

- Well presented family home, generous accommodation
- Benefits from a large plot with ample parking for several vehicles
- Perfect for buyers with motorhomes, caravans, pets and more
- Council Tax B
- Three good size bedrooms and modern shower room

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price



Please note the marker reflects the postcode not the actual property

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