





137 Middlewich Road, Northwich - CW9 7DB

OIEO £180,000 Freehold

Beautifully presented throughout, this deceptively spacious semi-detached home boasts two double bedrooms, a stunning 7m breakfast kitchen, generous rear garden and is ideal for first-time buyers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

Beautifully presented throughout and significantly larger than first impressions suggest, this charming semi-detached home offers an exceptional blend of character, space and practicality, making it an ideal purchase for first-time buyers.

The accommodation begins with an entrance porch leading into a bright dual-aspect living room featuring an attractive inset fireplace, whilst the spacious dual-aspect dining room provides an excellent space for family dining and entertaining. Undoubtedly the standout feature is the impressive dual-aspect breakfast kitchen, extending to approximately 23ft in length and fitted with a range of units, integrated cooking appliances, fridge & freezer, ample worktop space and room for casual dining, with direct access to the rear garden.

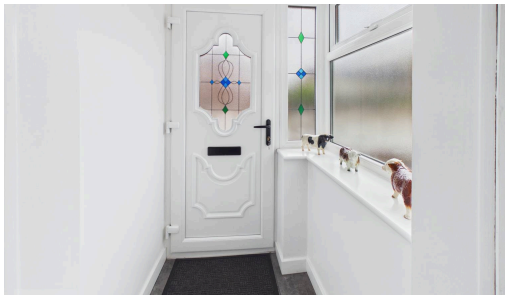






- Two Bedroom, Semi-Detached Family Home
- Ideal for First Time Buyers
- Large Rear Garden Ideal for Entertaining
- Large Breakfast Kitchen
- Walking Distance to Northwich Train Station
- Walking Distance to Northwich Town Centre
- Excellent Transport Links











To the first floor are two generous double bedrooms, with the principal bedroom overlooking the front elevation and the second enjoying views across the rear garden. Completing the accommodation is a contemporary family shower room fitted with a modern three-piece suite and a useful built-in storage cupboard, ideal for towels and everyday essentials.

Externally, the property is set behind a low-maintenance paved frontage with attractive brick boundary walls. To the rear is a particularly impressive enclosed garden featuring a substantial paved patio, extensive lawn, established planting beds and a useful storage shed, creating a fantastic outdoor space for relaxing, entertaining and family enjoyment.

The property enjoys a convenient position close to Northwich town centre, Northwich railway station, Tesco superstore and a wide range of local amenities. Excellent road links via the A556 also provide easy access to the M6 and M56 motorway networks.

A superb home offering far more space than expected, early viewing is strongly recommended.



Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Porch

3' 1" x 3' 6" (0.95m x 1.06m)

A bright and welcoming entrance porch with windows to the front and side elevations, allowing plenty of natural light to fill the space.

Living Room

12' 11" x 11' 5" (3.93m x 3.47m)

A bright dual-aspect living room benefiting from windows to the front and side elevations, allowing an abundance of natural light throughout the day. Featuring an attractive inset fireplace with brick surround as a focal point, creating a warm and inviting atmosphere.







Dining Room
9' 9" x 12' 11" (2.98m x 3.93m)
A spacious dual-aspect dining room benefiting from windows to the side and rear elevations, creating a bright and airy environment. Offering ample space for a family dining table and entertaining guests, with an open archway leading through to the living room and doorway providing access to the kitchen

Breakfast Kitchen
23' 0" x 7' 1" (7.00m x 2.16m)
An impressive dual-aspect breakfast kitchen extending to approximately 23ft in length, creating a bright and versatile heart of the home. Fitted with a range of wall and base units complemented by ample work surface space, integrated cooking appliances and integrated fridge & freezer. Large windows to the side and rear elevations flood the room with natural light, while the generous breakfast area provides ample space for everyday dining. Door providing access to the rear garden.

First Floor

Landing
14' 1" x 2' 11" (4.30m x 0.89m)

Bedroom One
12' 11" x 10' 0" (3.94m x 3.04m)
A generous double bedroom overlooking the front elevation, enjoying plenty of natural light through a large window. Offering ample space for freestanding bedroom furniture, with a bright and comfortable feel throughout.

Bedroom Two
10' 11" x 9' 9" (3.33m x 2.98m)
A second well-proportioned bedroom overlooking the rear garden, enjoying a pleasant outlook and plenty of natural light. Offering ample space for bedroom furniture, making it an ideal child's bedroom or home office.

Family Bathroom
7' 1" x 6' 8" (2.16m x 2.02m)
A well-appointed family bathroom fitted with a contemporary three-piece suite comprising a walk-in shower enclosure, wash hand basin and low-level WC. The room benefits from a frosted window providing natural light and ventilation, together with a useful built-in storage cupboard, ideal for towels and everyday bathroom essentials.

Externally

Front and Rear Gardens
To the front, the property is set behind a low-maintenance paved garden with attractive walled boundaries, providing an appealing approach to the home. To the rear, a particular feature is the generous enclosed garden, comprising an extensive paved patio ideal for outdoor dining and entertaining, leading to a well-maintained lawn with established borders and planting beds. The garden also benefits from a useful storage shed, perfect for garden equipment and outdoor essentials. Enclosed by fencing and mature brick boundary walls, the rear garden enjoys a good degree of privacy and offers an excellent space for families and keen gardeners alike.

Tenure
Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate
Current Rating D.

Possession
Vacant possession upon completion.

Selling or Letting Your Property?
Whether you're searching for a new agent or just need expert advice, we offer unique service packages tailored to your needs. Call us today on 01606 659 368 — we're here to help!







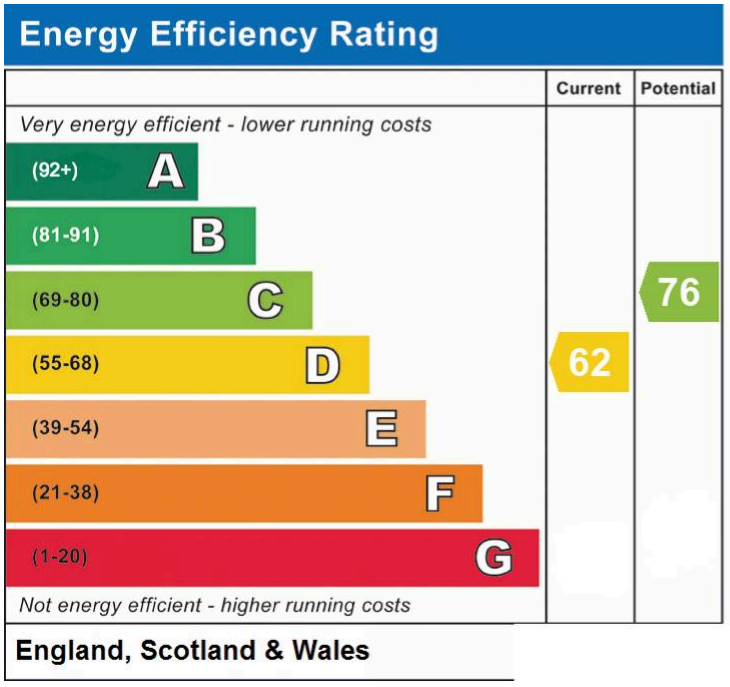
Location Summary

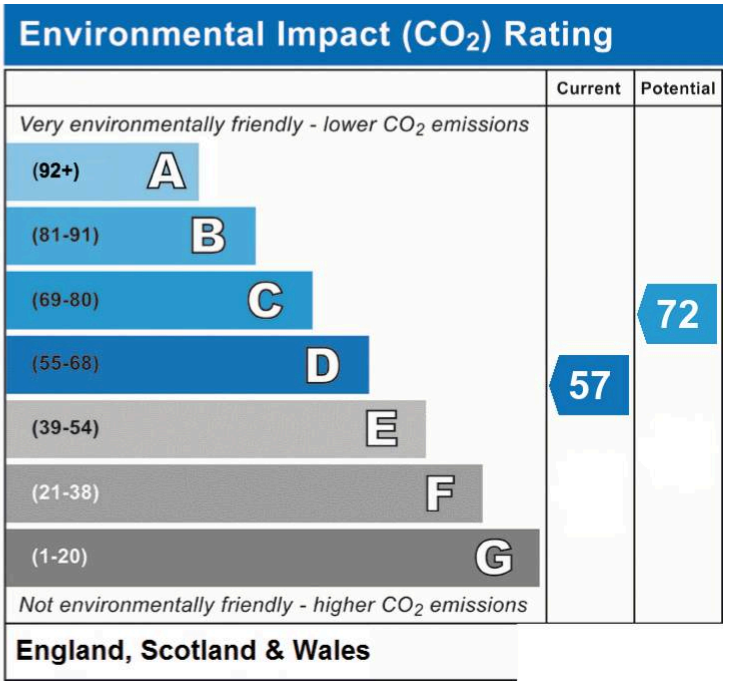
Perfectly positioned within walking distance of both Northwich town centre and Northwich railway station, the property enjoys easy access to an excellent range of local amenities and transport links. The town centre offers a superb mix of high street retailers, independent shops, cafés, restaurants and the popular Barons Quay development, home to an Odeon cinema, leisure facilities and waterfront dining.

For those who enjoy the outdoors, the area is surrounded by an abundance of green spaces and attractions including Delamere Forest, Northwich Woodlands, Tatton Park and Oulton Park, while the historic Anderton Boat Lift provides a unique local landmark.

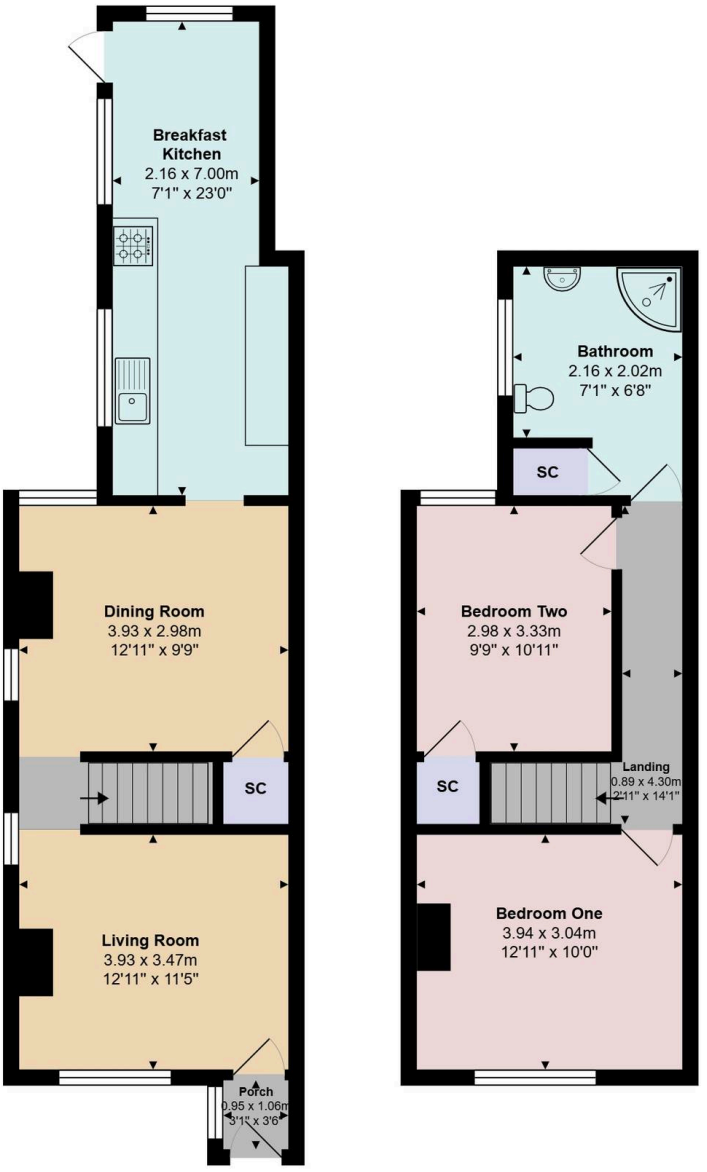
Leisure facilities are equally impressive, with Brio Leisure's Northwich Memorial Court offering swimming pools, a gym and a wide range of fitness activities.

The location is also ideal for commuters, with direct rail services from Northwich station and excellent road connections via the A556 providing convenient access to Chester, Manchester, Warrington, the M56 and the wider motorway network.





NEW ADVENTURE HOMES



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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New Adventure Homes

New Adventure Homes, 30 High Stree, Northwich - CW9 5BJ

01606659368

sales@newadventurehomes.co.uk

newadventurehomes.co.uk/