

***32 David Street, Castle, Northwich, Cheshire, CW8 1HE***  
***£315,000***

*Offered for sale with no onward chain, this beautifully presented and recently renovated semi-detached home is situated in a highly sought-after location and offers spacious accommodation throughout, whilst retaining a wealth of original character features.*

*The property welcomes you with an inviting entrance hall showcasing beautiful original geometric tiled flooring, complemented by original parquet flooring and attractive period detailing. The cosy front lounge features a charming original fireplace, while to the rear is an impressive open-plan kitchen and family area, creating the perfect space for both everyday living and entertaining.*

*A convenient guest WC completes the ground floor accommodation. To the first floor, there are four well-proportioned bedrooms and a stunning contemporary family bathroom, finished to an exceptional standard.*

*Externally, the property benefits from ample off-road parking to the front. To the rear is a generous south-facing garden, mainly laid to lawn, which enjoys a good degree of privacy and is not overlooked. The garden provides an ideal space for children, pets and outdoor entertaining whilst making the most of the sunshine throughout the day.*

*Beautifully blending contemporary living with period charm, this exceptional home offers character, space and quality in equal measure. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.*

## **Accommodation**

### **\*\*ENTRANCE HALL\*\***

*Accessed via the entrance door into a welcoming entrance hall, showcasing beautiful original geometric tiled flooring and period features. Doors lead to the lounge, open-plan kitchen/family room and guest WC, whilst stairs rise to the first floor.*

### **\*\*LOUNGE\*\***

*14' 7" x 12' 5" (4.45m x 3.78m)*

*A charming reception room featuring a double glazed box bay window to the front elevation, original fireplace, picture rails and wall mounted radiator, creating a warm and characterful living space.*

### **\*\*OPEN-PLAN KITCHEN, DINING & FAMILY ROOM\*\***

*13' 5" x 11' 11" (4.06m x 3.63m) - kitchen area*

*9' 7" x 8' 11" (2.92m x 2.72m) - dining area*

*Undoubtedly the heart of the home, this impressive open-plan space is perfect for modern family living and entertaining. Fitted with a range of stylish wall and base units with worksurfaces over incorporating a Belfast sink with mixer tap. Integrated appliances include an oven, hob, microwave, fridge freezer and dishwasher. A feature central island provides additional storage and preparation space. With tiled flooring, wall mounted radiator, double glazed window overlooking the rear garden and French doors opening onto the patio and garden beyond.*

### **\*\*GUEST WC\*\***

*Fitted with a low-level WC and wash hand basin.*

### **\*\*LANDING\*\***

*With loft access, a door to the side elevation and doors leading to all bedrooms and the family bathroom.*

### **\*\*BEDROOM ONE\*\***

*12' 5" x 11' 10" (3.78m x 3.61m)*

*A spacious principal bedroom with a double glazed box bay window to the front elevation and wall mounted radiator.*

### **\*\*BEDROOM TWO\*\***

*10' 11" x 8' 2" (3.33m x 2.49m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

**\*\*BEDROOM THREE\*\***

9' 5" x 6' 11" (2.87m x 2.11m)

*With a double glazed window to the rear elevation and wall mounted radiator.*

**\*\*BEDROOM FOUR / STUDY\*\***

7' 11" x 6.1" (2.46m x 2.08m) max

*Ideal as a home office, nursery or single bedroom, with a double glazed window to the front elevation and wall mounted radiator.*

**\*\*FAMILY BATHROOM\*\***

7'5" x 4'11" (2.26m x 1.5m)

*Beautifully appointed and fitted with a contemporary suite comprising a low-level WC, wash hand basin with mixer tap and panelled bath with rainfall shower over. Complemented by part-tiled walls, inset spotlights and a heated towel rail.*

**\*\*EXTERNALLY\*\***

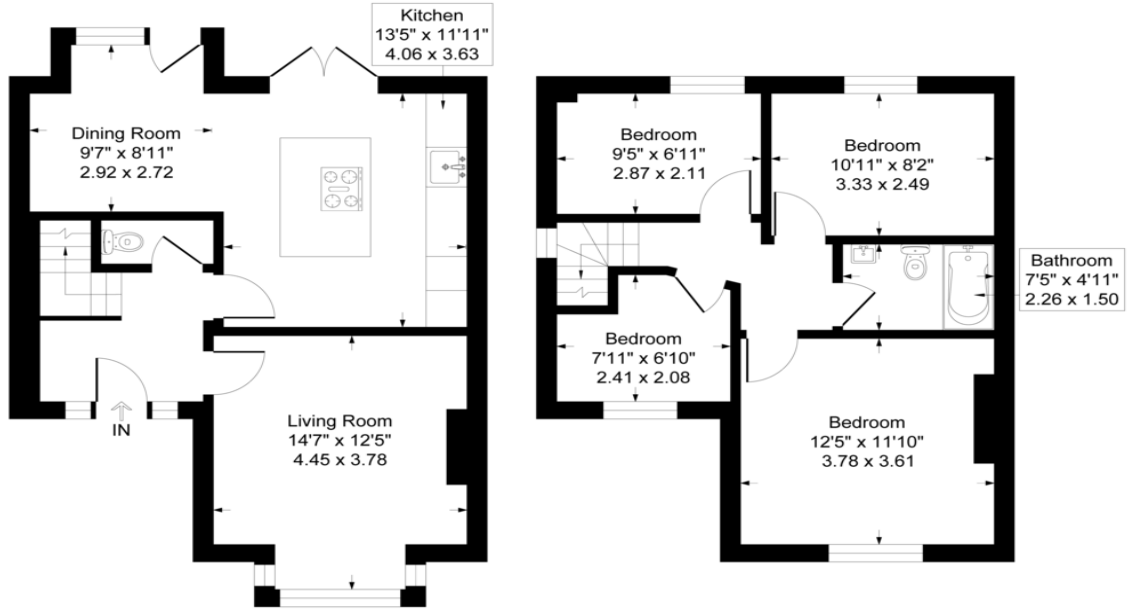
*To the front, a generous driveway provides ample off-road parking. Gated side access leads to the rear garden. The south-facing rear garden is enclosed, mainly laid to lawn and enjoys a high degree of privacy, being largely unoverlooked. An ideal space for outdoor dining, entertaining and family enjoyment.*





# David Street

Approximate Gross Internal Floor Area = 85.8 sq m / 924 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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