

26 Hill View Rise, Northwich, Cheshire, CW8 4XA

£285,000

This stunning detached home, situated in a highly popular residential location, has been significantly improved by the current owners and is a true credit to them. An inviting entrance vestibule leads through to a spacious lounge, complemented by a separate dining room and a well-appointed kitchen — perfect for both everyday living and entertaining. Upstairs, the property offers three bedrooms, including a main bedroom with ensuite, along with a modern family bathroom. Externally, the home benefits from off-road parking to the front and convenient side access to the rear. The beautifully landscaped rear garden has been thoughtfully designed for low maintenance, featuring artificial lawn, a porcelain patio area, and raised borders — ideal for relaxing or hosting guests. The garage provides useful storage space to the front, while the rear section is currently utilised as a playroom. This versatile area would also make an excellent home office for those working remotely. A superb family home ready to move straight in to.

Accommodation

ENTRANCE VESTIBULE

Accessed via the double glazed entrance door, a door leads to the lounge.

LOUNGE 14' 10" x 15' 5" (4.54m x 4.72m)

With a double glazed window to the front elevation, laminate flooring, wall mounted radiator, useful understairs storage, stairs rise to the first floor and double doors lead to the dining room.

KITCHEN 7' 1" x 9' 7" (2.17m x 2.93m)

With a double glazed window to the rear elevation and a door leads to the garden. Fitted with a range of base and wall units with roll top work surface over incorporating a sink unit and mixer tap. Space for cooker, space and plumbing for washing machine, dryer and fridge freezer. Wall mounted boiler.

LANDING

With a double glazed window to the side elevation, loft access and doors lead to all rooms.

BEDROOM ONE 12' 11" x 8' 5" (3.94m x 2.57m)

With a double glazed window to the front elevation, wall mounted radiator and a door leads to the ensuite.

ENSUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, chrome towel rail.

BEDROOM TWO 8' 5" x 8' 4" (2.57m x 2.55m)

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

BEDROOM THREE 9' 11" x 6' 1" (3.03m x 1.86m)

With a double glazed window to the front elevation and wall mounted radiator

FAMILY BATHROOM

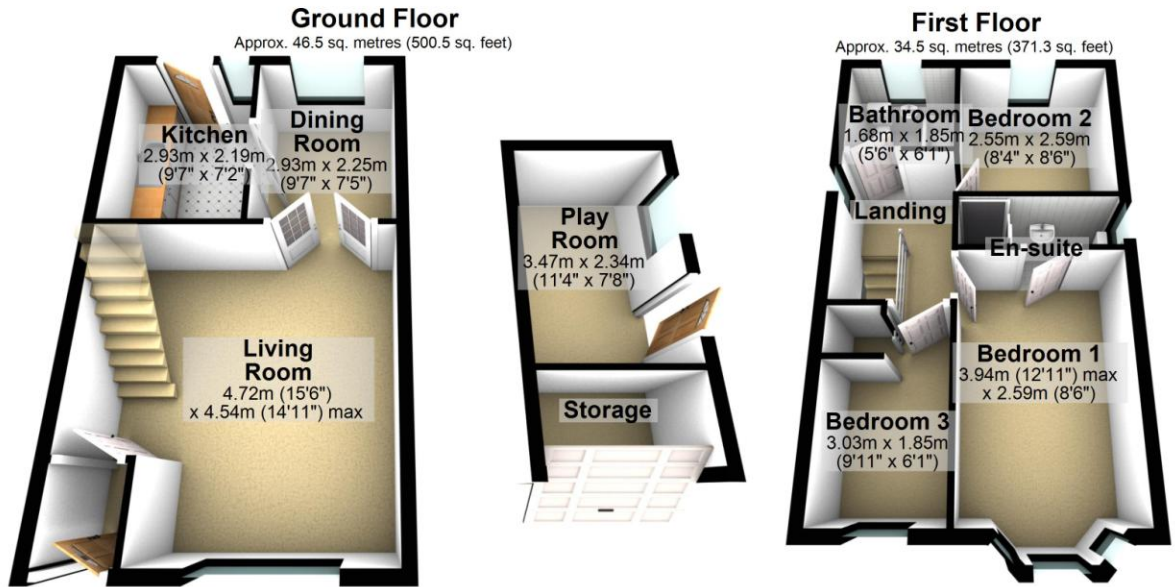
With a double glazed opaque window to the side elevation. Fitted with a suite comprising panelled bath with centre taps and shower over, low level WC and hand wash basin, part tiled walls and chrome towel rail.

EXTERNALLY

To the front of the property there is off-road parking, along with a side gate providing convenient access to the rear garden. The garage offers useful storage space to the front, while the rear section has been converted into a playroom, which could equally serve as a practical home office for remote working.

The landscaped rear garden has been designed with low maintenance in mind, featuring artificial grass, a stylish porcelain patio area, and attractive raised borders - creating an ideal space for relaxing or entertaining.





Total area: approx. 81.0 sq. metres (871.8 sq. feet)

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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