



***Twambrook House, 45 Carlton Road, Northwich, Cheshire,
CW9 5PW***

Offers over £450,000 – No onward chain

Offered for sale for the first time in over 50 years, and having been owned by just three families since its construction, Twambrook House, this beautiful detached home enjoys stunning rear views across open countryside and is available with no onward chain. Retaining a wealth of original character features, the property exudes warmth and charm throughout. The spacious accommodation comprises a generous lounge diner, separate dining room, breakfast kitchen and guest WC to the ground floor. To the first floor are four well-proportioned bedrooms, a family bathroom and an en-suite shower room. A particular highlight is the delightful rear porch, from which beautiful views can be enjoyed across the gardens, open fields and beyond. Rarely do properties of this calibre and provenance come to the market, making this a truly exceptional opportunity. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Accommodation

ENTRANCE HALL

Entered through the original double entrance doors, the spacious reception hall provides a warm and welcoming introduction to this charming family home, showcasing many of its original character features. With doors leading to all the down stairs rooms and stairs rise to the first floor. Parquet flooring and wall mounted radiator.

LOUNGE DINER 20' 6" x 11' 9" (6.25m x 3.58m)

With a window to the front elevation, double glazed window to the side elevation and double glazed French doors which lead to the rear porch which over looks the stunning views. Picture rails, feature inset fire and wall mounted radiators.

DINING ROOM/OFFICE 9' 7" x 11' 7" (2.92m x 3.53m)

With windows to the front and side elevations, feature fire place and wall mounted radiator.

BREAKFAST KITCHEN 13' 7" x 11' 6" (4.14m x 3.51m)

With double glazed windows to the rear and side elevation and a door leads to the side. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. A fitted floor to ceiling pantry cupboard providing excellent storage. Space for cooker, space and plumbing for washing machine, space for fridge freezer.

GUEST WC

With a feature window to the side elevation, fitted with a low level WC and hand wash basin, part tiled walls.

LANDING

A bright and airy landing featuring a double-glazed window to the rear elevation, enjoying delightful views across the surrounding countryside. Doors provide access to all first-floor accommodation.

BEDROOM ONE 9' 9" x 13' 7" (2.97m x 4.14m)

With windows to the front elevation, wall mounted radiator and mirrored wardrobes providing hanging and storage space, a door leads to the en-suite.

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin, shower cubicle and shower, part tiled walls and extraction.

BEDROOM TWO 11' 8" x 11' 9" (3.56m x 3.58m)

With double glazed windows to the side and rear elevations, wall mounted radiator and feature fire place.

BEDROOM THREE 11' 6" x 11' 9" (3.51m x 3.58m)

With a window to the front elevation and a double glazed window to the side elevation, wall mounted radiator and feature fireplace.

BEDROOM FOUR 11' 6" x 7' 9" (3.51m x 2.36m)

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

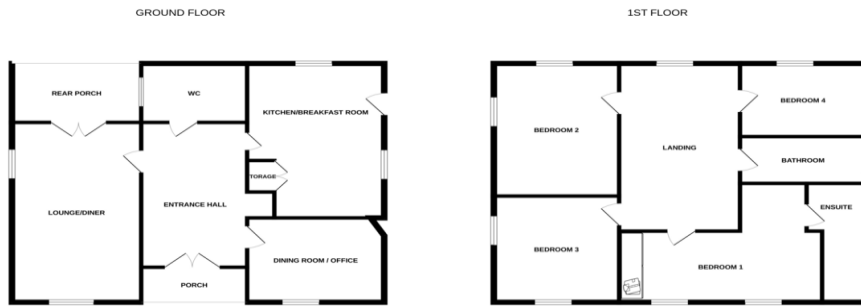
BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and free standing bath with claw feet. Cupboard housing water tank.

EXTERNALLY

Occupying an exceptional plot, the property benefits from ample off-road parking to the front. However, the true highlight lies to the rear, where stunning open countryside views create a wonderful sense of peace and privacy. The rear porch provides the perfect spot to relax and enjoy the scenery during long summer evenings, while the patio offers an ideal space for outdoor dining and entertaining. Steps descend to the generous rear garden, which is predominantly laid to lawn with well established trees and plants and enjoys the same breathtaking outlook.





Whilst every effort has been made to ensure the accuracy of the floorplan, variations from measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error or omission of the measurements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given, especially as alterations can be given.
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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.

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