





14 Burgess Place, Castle, Northwich, Cheshire, CW8 1HZ
£275,000

Situated within a short distance of Northwich town centre, this beautifully redeveloped and thoughtfully improved property is offered for sale with NO ONWARD CHAIN. Having undergone an extensive programme of improvements by the current owners over the last two years, this impressive home offers stylish and versatile accommodation throughout. The property boasts a spacious open-plan living/dining/kitchen area, a separate lounge, utility room and downstairs WC. To the first floor are two generous double bedrooms, both benefiting from en-suite facilities, with the principal bedroom enjoying access to a luxurious four-piece en-suite bathroom on the second floor. Externally, the property really comes into its own, offering substantial off-road parking for up to four vehicles, a landscaped and private Indian stone patio garden, detached garage, carport and the added luxury of a private sauna.

Accommodation

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Externally, the property really comes into its own, offering substantial off-road parking for up to four vehicles, a landscaped and private Indian stone patio garden, detached garage, carport and the added luxury of a private sauna. The property also benefits from smart home technology, with lighting, heating and the alarm system controlled via voice activation and an app.

Ground Floor

Lounge – 12'1" x 10'2" / 3.69m x 3.11m

A welcoming reception room featuring a UPVC window to the front elevation, radiator and door leading through to the impressive open-plan living/dining/kitchen area.

Living/Dining/Kitchen – 19'5" x 18'4" / 5.94m x 5.61m

An impressive open-plan living space, forming the heart of the home and finished to a high standard. The kitchen is fitted with a contemporary range of wall and base units, complemented by quartz worktops and a matching island.

Integrated appliances include a double oven, dishwasher, integrated bin, large pan drawers, electric hob with extractor fan, Belfast-style single sink with cooker tap and integrated fridge/freezer. Further features include a wine fridge, complementary wine rack and attractive herringbone walnut-effect flooring.

The room benefits from UPVC windows to the rear and side elevations, together with UPVC side and rear doors providing access to the outside. There is also an attractive oak staircase with matching banister leading to the first floor, spotlighting throughout and underfloor heating, creating a stylish yet practical space ideal for modern family living and entertaining.

Utility Room – 11'0" x 9'2" / 3.37m x 2.80m

A useful additional space accessed from the kitchen, benefiting from double sliding doors leading to a separate concealed utility area. This provides plumbing for a washing machine and tumble dryer, together with space for shelving, offering excellent additional storage and practicality.

The utility room also provides access to the downstairs WC and a further door leading out to the rear yard. Underfloor heating is also installed.

Separate WC

Fitted with a WC and sink unit, with a UPVC window providing natural light. The room also benefits from a sliding stable-style door and underfloor heating.

First Floor

Landing

The landing provides access to both bedrooms, with a staircase leading to the second-floor principal en-suite bathroom.

Bedroom One – 12'6" x 12'1" / 3.82m x 3.69m

A generous double bedroom featuring a UPVC window to the rear elevation, radiator and staircase leading to the luxurious en-suite bathroom on the second floor.

En Suite Bathroom – 10'8" x 9'4" / 3.26m x 2.85m

A luxurious four-piece suite comprising a freestanding bath, separate shower cubicle, WC and wash basin. Further features include LED lighting, built-in tiled shelving providing useful storage for bathroom essentials and a radiator.

The property also benefits from an air circulation unit serving the principal bedroom en-suite, helping to manage moisture and reduce condensation.

Bedroom Two – 12'1" x 10'2" / 3.69m x 3.11m

A further generous double bedroom featuring a UPVC window to the front elevation, radiator and door leading through to its own en-suite facilities. The bedroom also provides access to the loft, which is partially boarded.

En Suite – 6'6" x 2'9" / 1.99m x 0.84m

Fitted with a WC, wash basin and shower, together with a UPVC window to the side elevation.

External

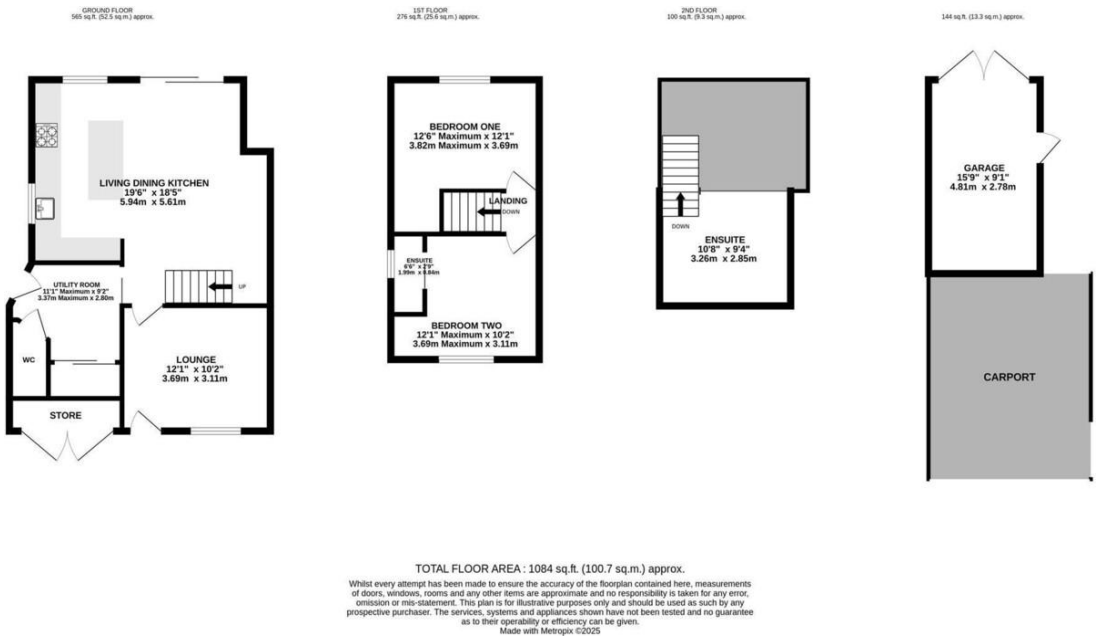
To the front, the property benefits from off-road parking for one vehicle, together with access to the side of the property where further parking and a carport are located.

To the rear, there is an attractive, private and landscaped garden, featuring Indian stone paving throughout, providing an ideal space for outdoor seating and entertaining.

A particular selling point is the generous amount of off-road parking available, with space for approximately four vehicles in total, including one space to the front and three to the rear.

The property further benefits from a detached garage measuring 15'9" x 9'1" / 4.81m x 2.78m, which currently houses a private sauna. This could potentially be adapted for alternative uses, subject to the necessary permissions.

The additional land to the side of the property, currently incorporating the carport and parking area, offers further potential for a variety of uses, subject to the necessary planning permissions and consents.







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.

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