

## 50 The Crescent

Northwich, Northwich

Beautiful 3-Bedroom Victorian Terraced Home, with Planning Permission for Additional Bedroom & Bathroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming Mid-Terraced Victorian Home
- Three Double Bedrooms, with Planning Permission already in place for Fourth Bedroom & Bathroom
- Set on one of the most popular streets in Northwich
- River Walks literally over the road
- Off Road Parking Included - A Rarity on The Crescent!
- With a Spacious, Wisteria lined Rear Garden
- Incredibly Spacious Living within
- Decorated Immaculately
- Well-Sized Master Bedroom
- Short Walk into Town Centre!

### **Entrance Hallway**

Adorned by feature tiling underfoot, alongside original coving. Leading into the Lounge, Dining Room and a Staircase.

### **Lounge**

With bay window to the front, vertical wall mounted radiator. Fireplace point with log burner.

### **Dining Room**

Fireplace point with log burner, access into the Kitchen. Access door to rear garden.

### **Kitchen**

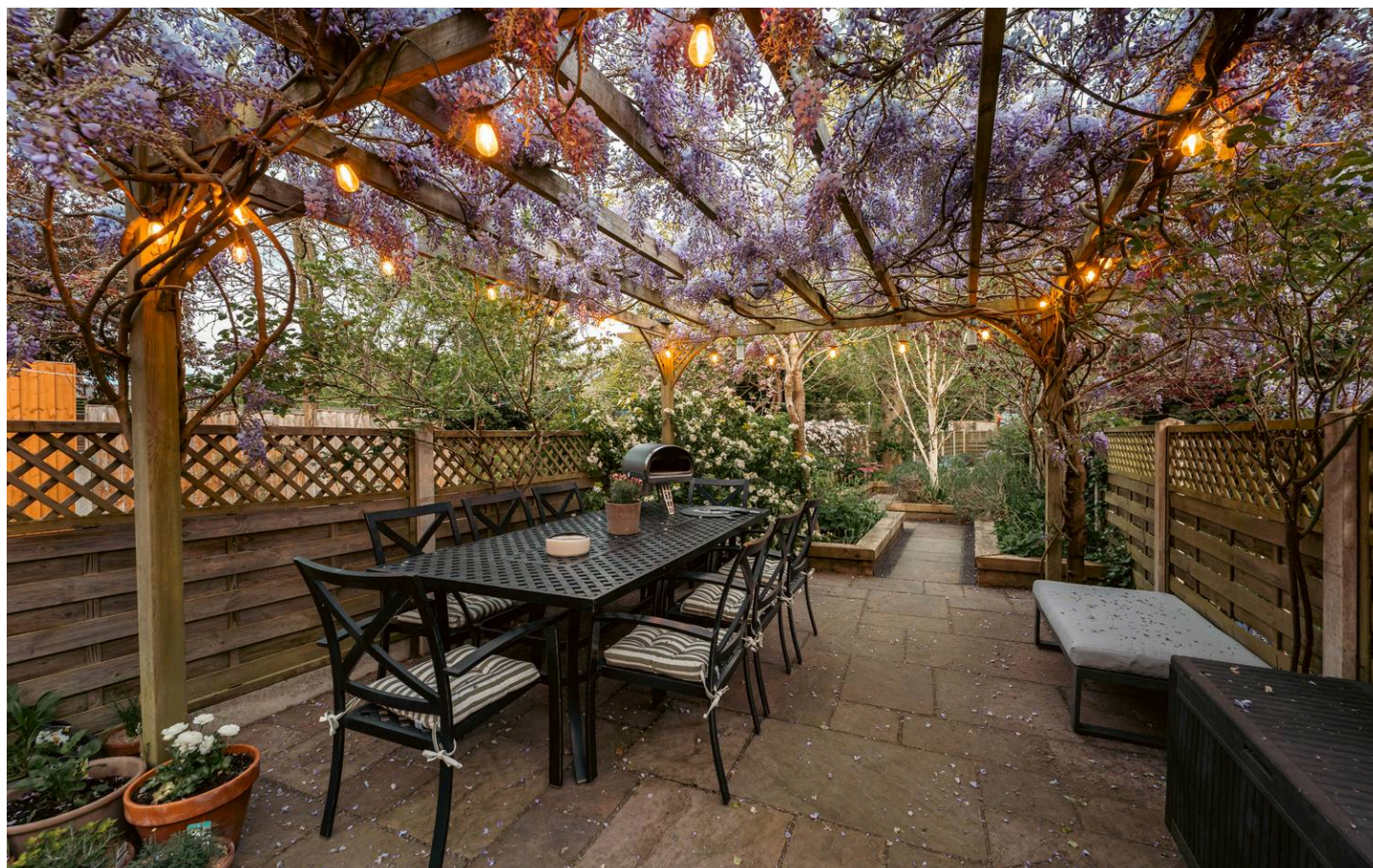
Fitted with a range of wall, drawer and base units with worksurfaces above. Leads into the Utility.

### **Utility Room**

Fitted with a range of wall, drawer and base units with worksurfaces above and space for various appliances.

### **Downstairs Bathroom**

Heated towel rail, WC and modern hand wash basin. Shower.



### First Floor Landing

Providing access to three bedrooms, and the family bathroom. Staircase to loft space.

### Master Bedroom

Incredibly spacious. Views to the front.

### Bedroom Two

Spacious Double Bedroom with views to the rear.

### Bedroom Three

Double bedroom with views to the rear. Could be used as an office.

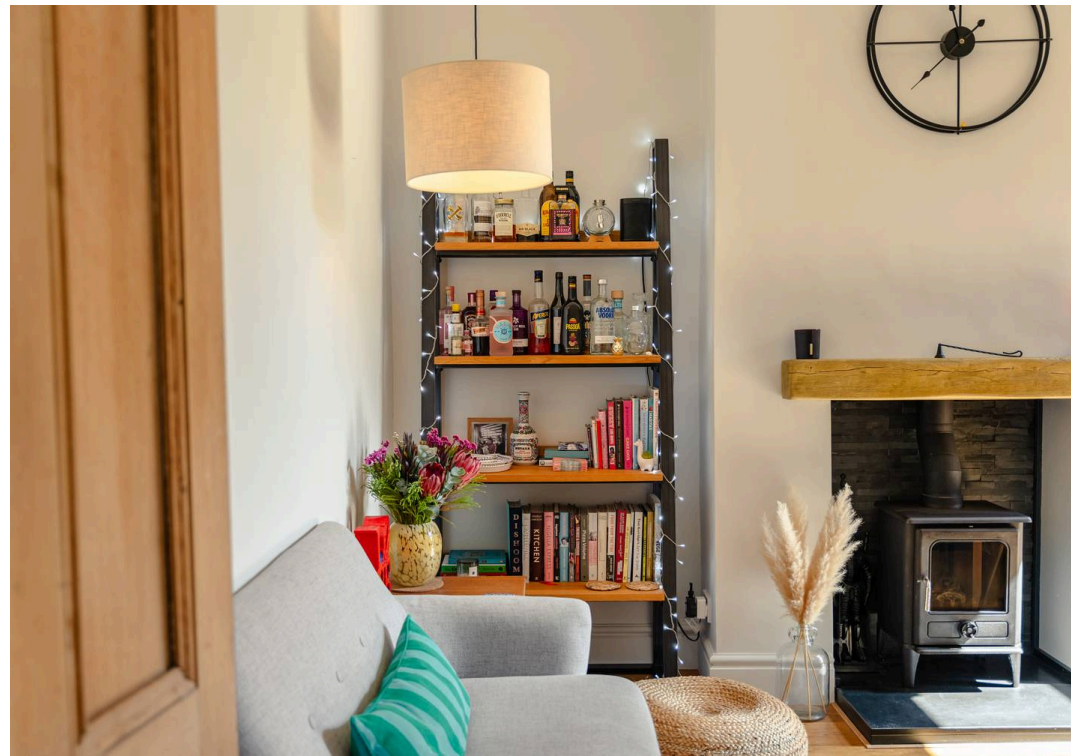
### Family Bathroom

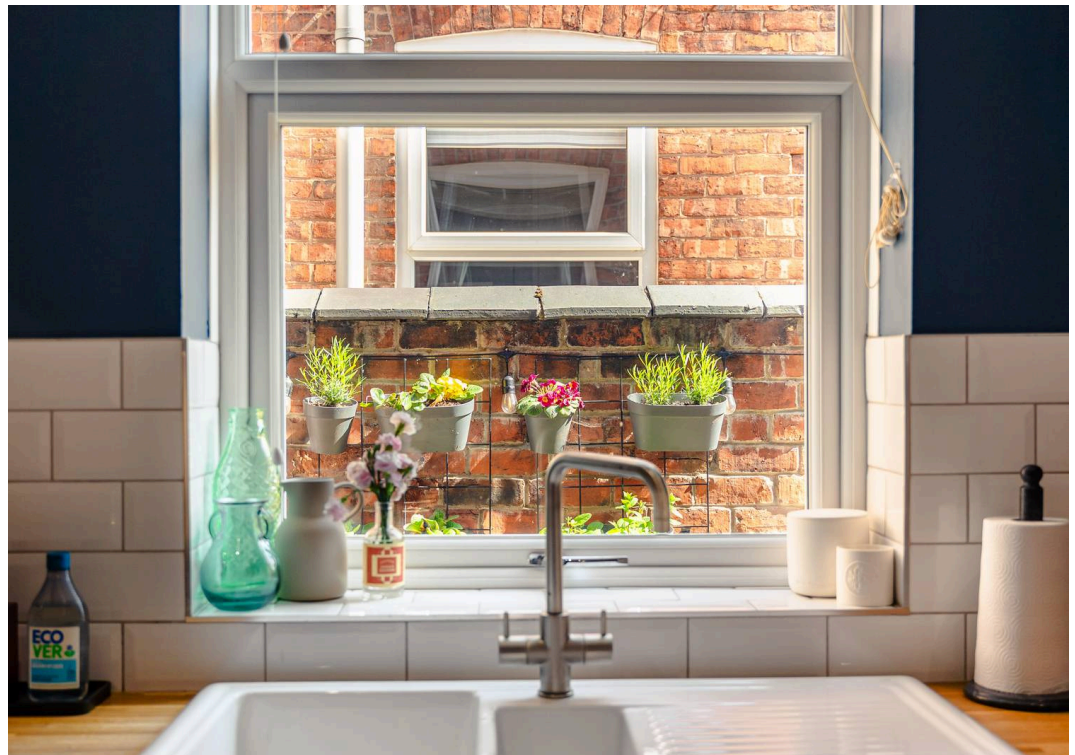
WC, Hand wash basin, heated towel rail and double shower. Bath.

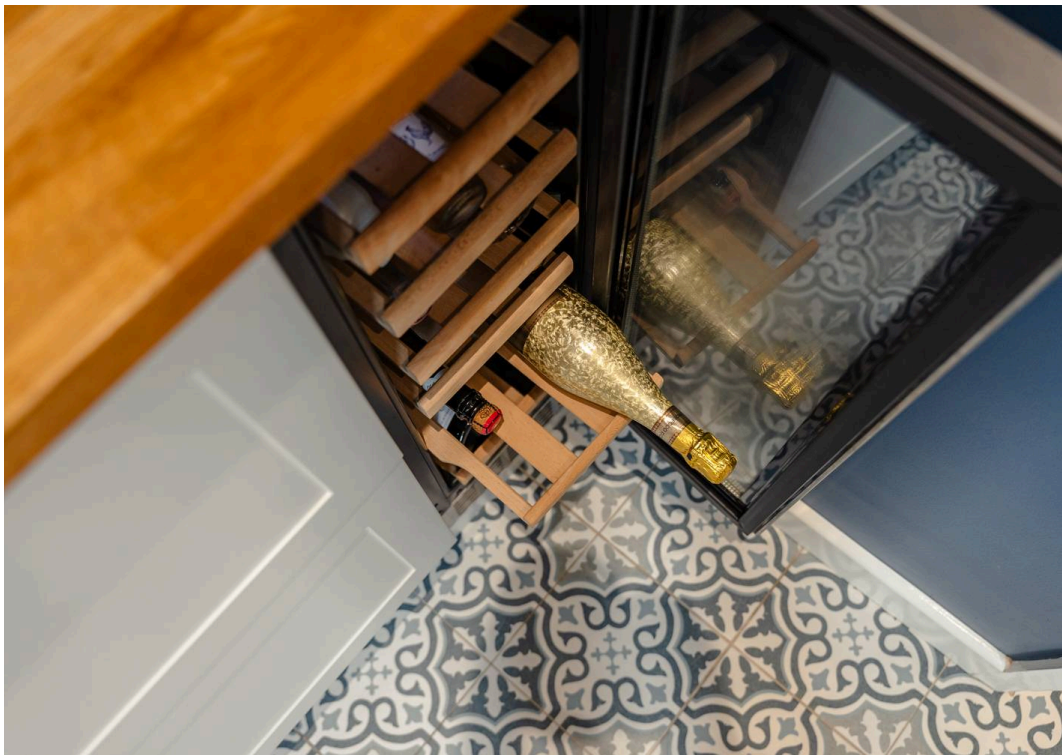
### Loft Space

Loft space with planning permission in place. The planning application proposes extending the existing loft space by adding a dormer to create a fourth bedroom, along with a second dormer above the current bathroom to form a new bathroom on the second floor. In effect, the development adds both an additional bedroom and bathroom to the property.





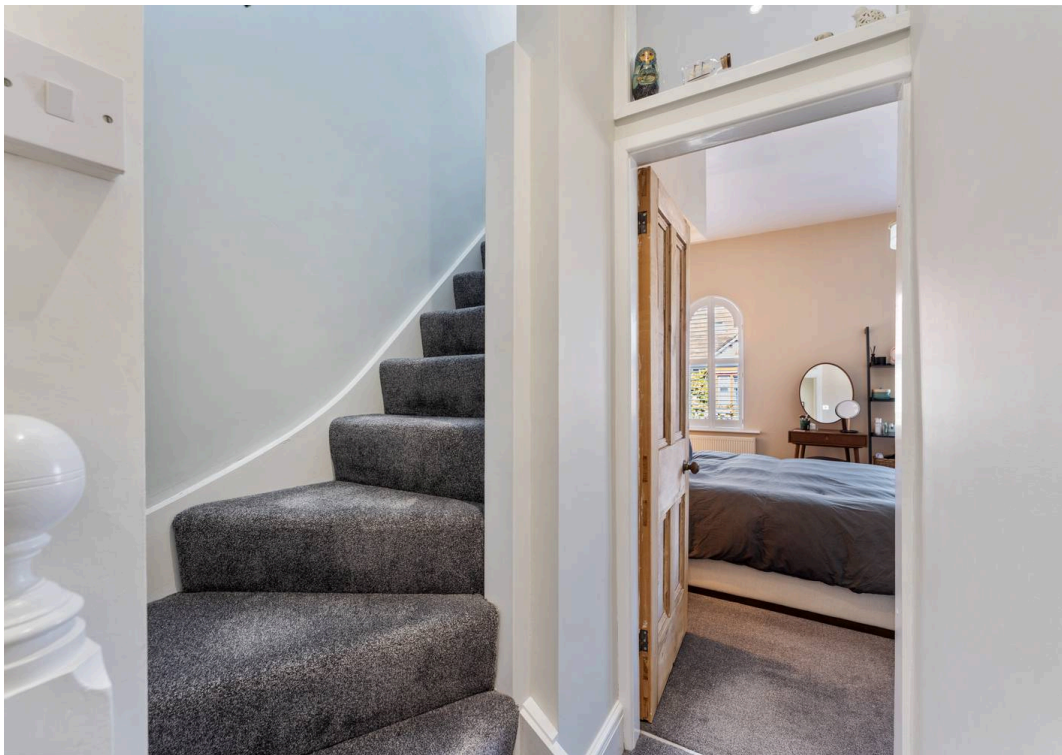


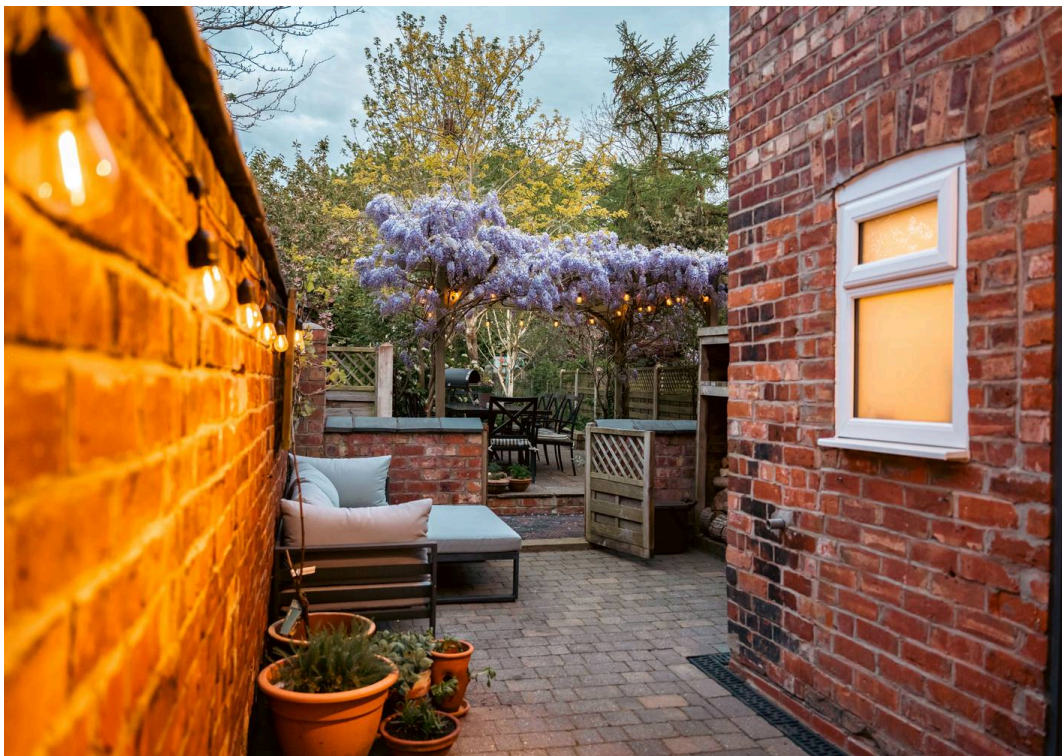


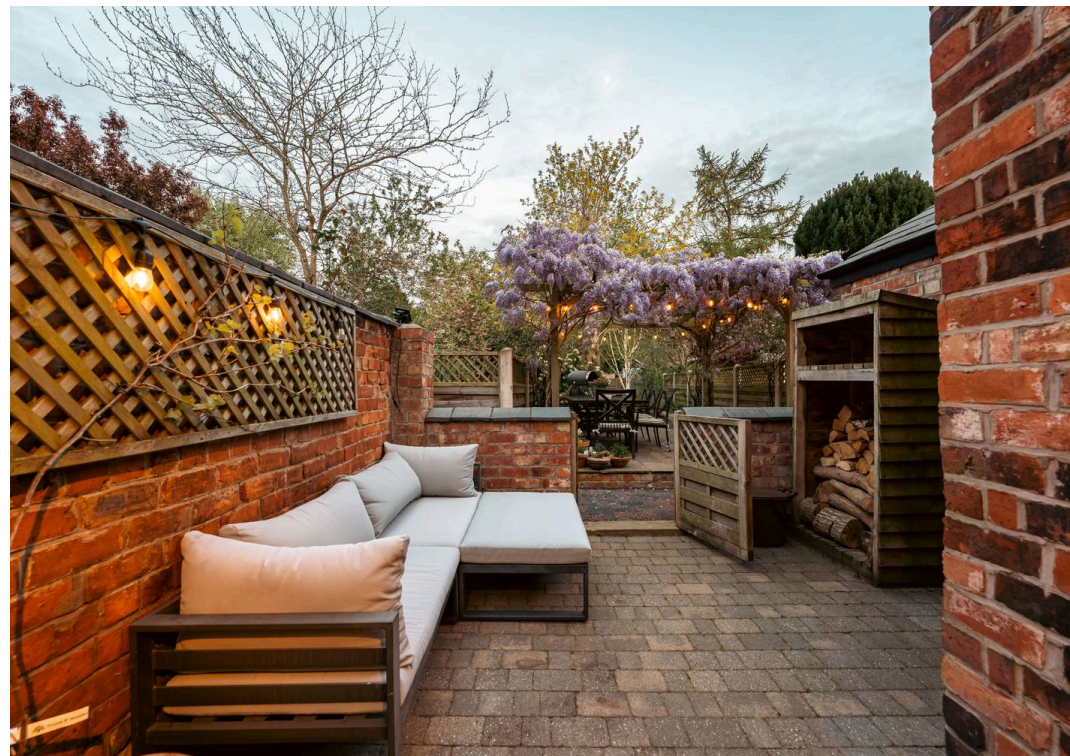




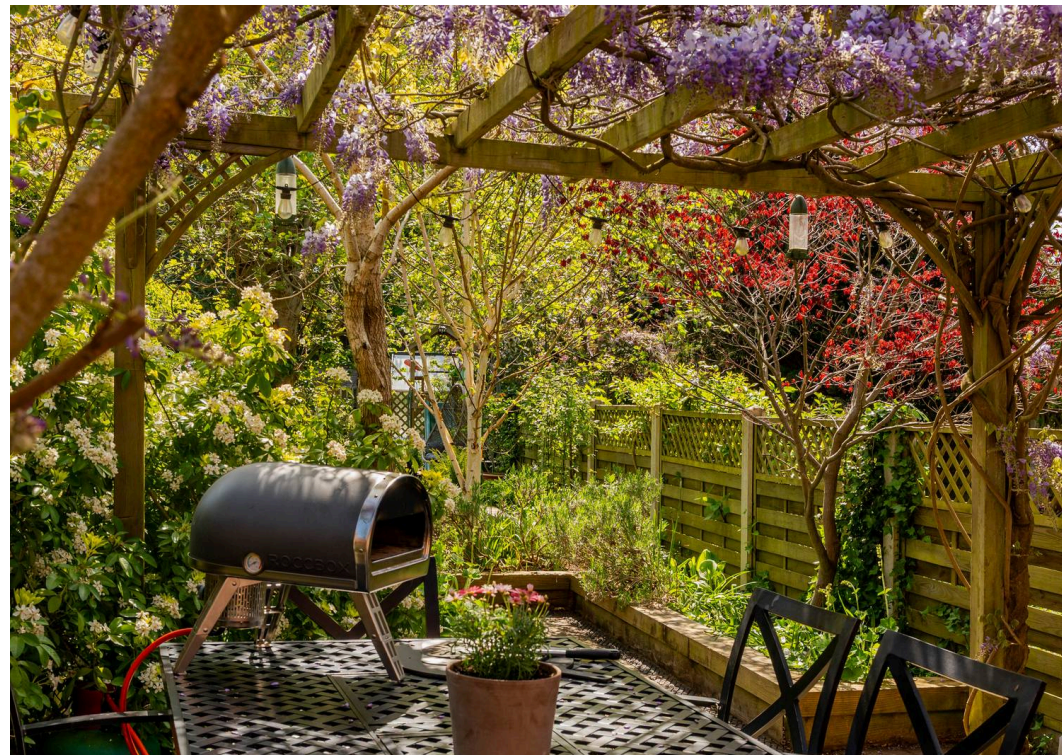


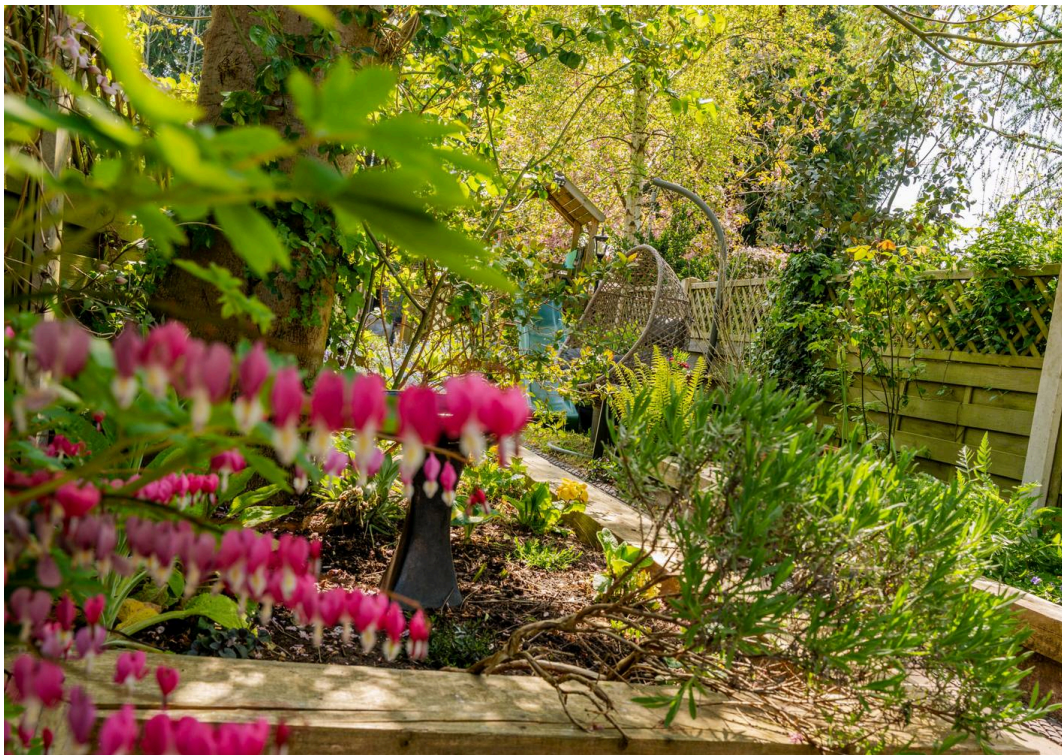


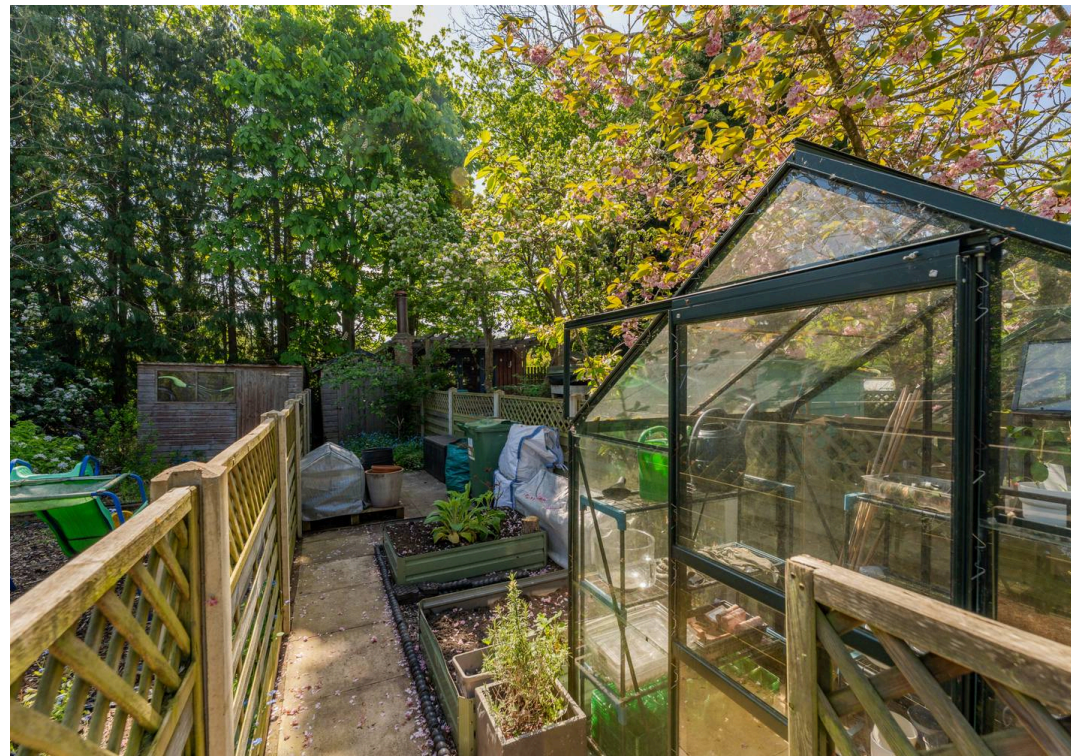
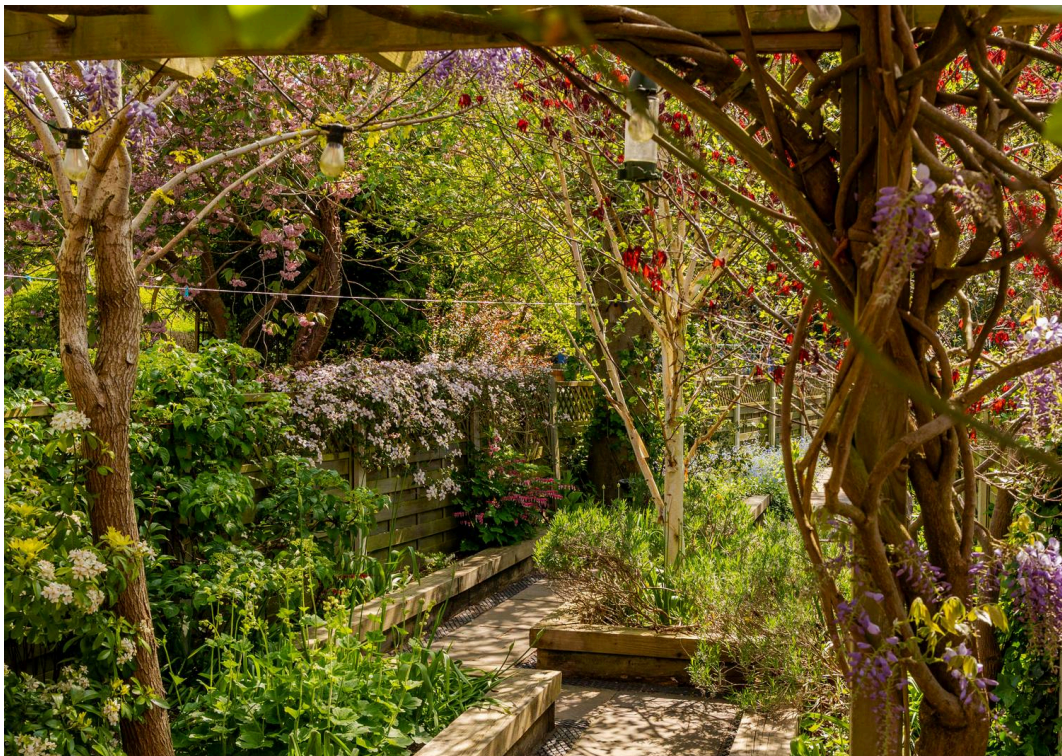


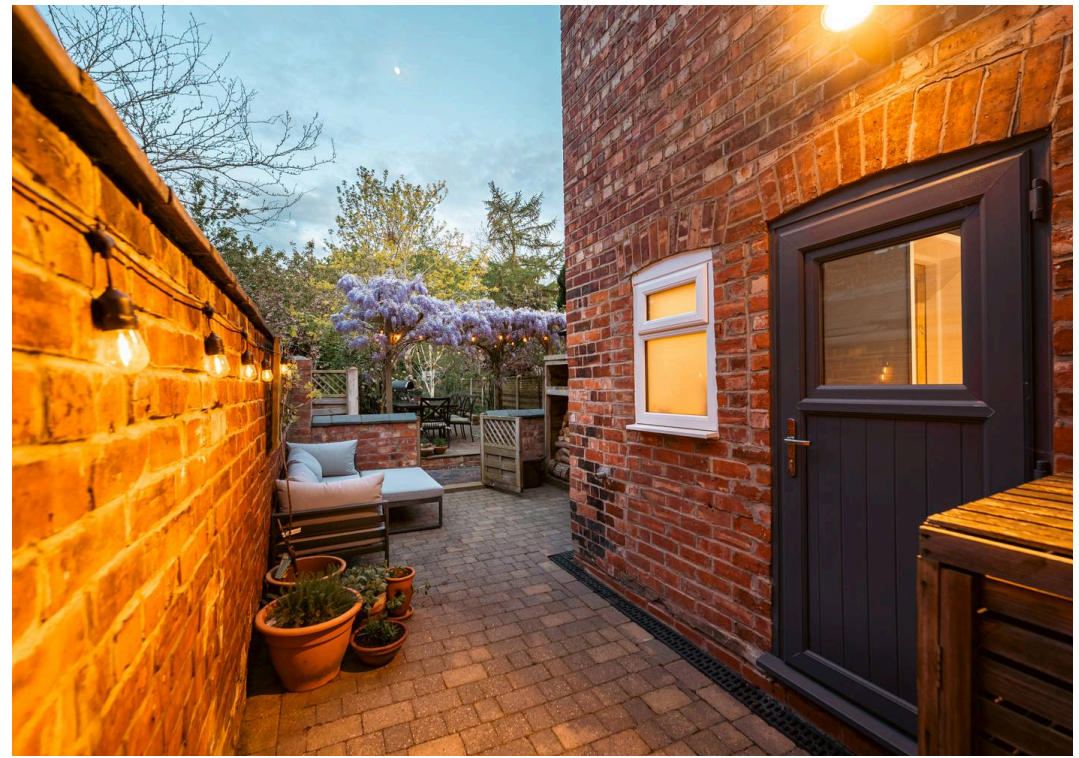
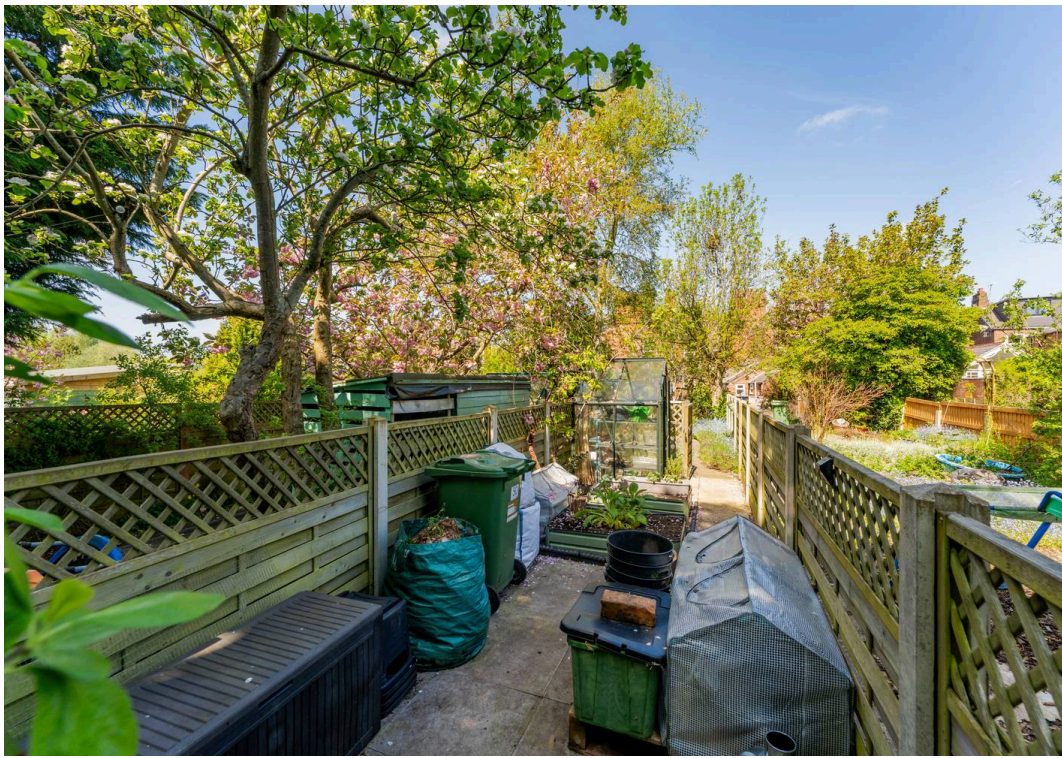




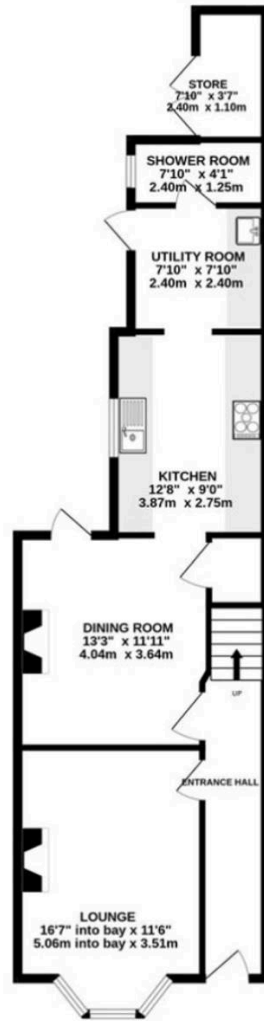




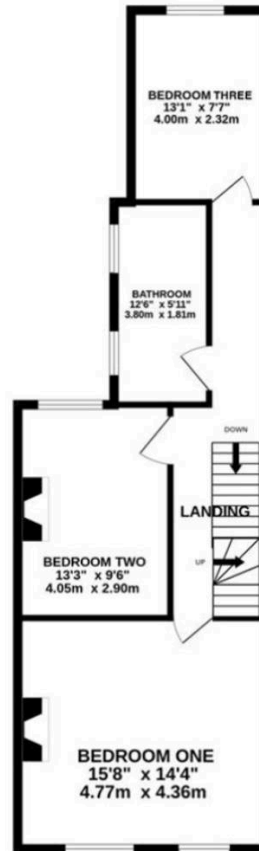




GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



2ND FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 sq.m.) approx.

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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