



22 Mulberry Rise, Northwich, Cheshire, CW8 4UQ
£320,000

Situated in an elevated position on the highly sought after Firdale Park development, this well presented four bedroom detached family home offers spacious and versatile living accommodation. The ground floor features an open-plan layout, including a cosy lounge, a modern kitchen/dining area, and a bright conservatory overlooking the garden. The garage has been thoughtfully converted to create a useful home office, while a guest WC and utility room complete the ground floor. Upstairs, there are four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, along with a contemporary family bathroom. Externally, the property offers ample off-road parking and a low-maintenance, tiered rear garden—perfect for relaxing or entertaining.

Accommodation

ENTRANCE VESTIBULE

Accessed via the entrance door, laminate flooring, wall mounted radiator, doors to the guest WC and lounge.

LOUNGE 15' 23" x 13' 17" (5.16m x 4.39m)

With a double glazed window to the front elevation, wall mounted radiator, feature fire with surround, stairs rise to the first floor, laminate flooring and access to the kitchen diner.

KITCHEN/DINER 8' 68" x 19' 22" (4.17m x 6.35m)

With a double glazed window to the rear elevation, access through to the conservatory and doors lead to usefule home office and utility room. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated double oven and four ring gas hob with extraction over, integrated dishwasher. Tiled flooring to the kitchen area and laminate flooring to dining area, wall mounted radiator.

CONSERVATORY 11' 02" x 10' 32" (3.4m x 3.86m)

Built on a dwarf wall with French doors which lead to the garden. Laminate flooring and wall mounted radiator.

HOME OFFICE/RECEPTION ROOM 8' 68" x 18' 2" (4.17m x 5.54m)

With double glazed windows to the front and side elevations, laminate flooring and wall mounted radiator.

GUEST WC

With a double glazed opaque window to the front elevation, low level WC and hand washbasin, wall mounted radiator.

UTILITY ROOM 4' 46" x 8' 68" (2.39m x 4.17m)

With a door which leads to the garden. Fitted with a base unit and sink, space and plumbing for washing machine and space for dryer, wall mounted boiler.

LANDING

Doors to the bedrooms and bathroom. Cupboard providing storage.

BEDROOM ONE 12' 10" x 11' 17" (3.91m x 3.78m)

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

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, tiled walls, wall mounted radiator.

BEDROOM TWO 8' 78" x 9' 22" (4.42m x 3.3m)

With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging space and storage.

BEDROOM THREE 8' 46" x 8' 30" (3.61m x 3.2m)

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

BEDROOM FOUR 6' 35" x 10' 43" (2.72m x 4.14m)

With a double glazed window to the rear elevation and wall mounted radiator, wardrobes providing hanging space and storage.

FAMILY BATHROOM

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

EXTERNALLY

To the front is a driveway providing off road parking and access to the rear. The rear garden is tiered with well stocked borders.





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