



***35 David Street, Northwich, CW8 1HE***  
***£325,000 – No onward chain***

*Every so often, a property comes along that captures the heart and this beautifully renovated residence is one of those rare finds. Offered to the market chain free, this exquisite home seamlessly blends contemporary style with timeless elegance, ready to welcome its next discerning owner. Step through the impressive entrance hall, where a sense of space and sophistication greets you instantly. The elegant lounge provides a tranquil retreat, while the stunning open-plan kitchen, dining and family area forms the true centrepiece of the home, a luxurious space designed for both refined entertaining and relaxed everyday living. A well-appointed utility room and guest WC completes the ground floor accommodation, offering both practicality and style. Upstairs, you'll find three beautifully presented bedrooms, each thoughtfully finished, along with a sumptuous family bathroom featuring high-quality fittings and contemporary design. Externally, the property offers off-road parking and gardens*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, into this welcoming entrance hall, feature herringbone flooring, doors to the lounge, kitchen, guest WC and stairs rise to the first floor.*

### **LOUNGE 11' 2" x 14' 6" (3.4m x 4.42m)**

*With a double glazed box bay window to the front elevation, wall mounted radiator and feature panelled wall.*

### **KITCHEN 11' 10" x 13' 5" (3.61m x 4.09m)**

*This really is the hub of the home, what a fantastic are to socialise. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap, Integrated oven and hob, fridge freezer and dishwasher. Feature centre island with pan drawers and storage, feature herringbone flooring, wall mounted radiator, a door leads to the utility, access through to the family room.*

### **DINING ROOM/FAMILY ROOM 17' 4" x 8' 5" (5.28m x 2.57m)**

*With a double glazed window to the rear elevation and double glazed French doors that lead to the garden, feature herringbone flooring, wall mounted radiator.*

### **UTILITY 8' 5" x 5' (2.57m x 1.52m)**

*Fitted with a range of units, space and plumbing for wahing machine, space for dryer, wall mounted boiler.*

### **CLOAKROOM**

*Fitted with a low level WC, hand wash basin and wall mounted radiator.*

### **LANDING**

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

### **BEDROOM ONE 11' 10" x 12' 4" (3.61m x 3.76m)**

*Wow! With a vaulted ceiling with feature beams, feature panelled walls and wall mounted radiator.*

### **BEDROOM TWO 13' 6" x 9' 3" (4.11m x 2.82m)**

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

### **BEDROOM THREE 6' 11" x 11' 2" (2.11m x 3.4m)**

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

### **BATHROOM**

*With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, vanity hand wash basin and mixer tap, panelled bath with rainfall shower over, part tiled walls and towel rail.*

### **EXTERNALLY**

*To the front is a driveway providing off road parking, side access to the rear and an enclosed rear garden, mainly laid to lawn.*





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency 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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