



David Street, Northwich, CW8 1HE

£325,000 - Freehold

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David Street, Northwich, CW8 1HE

FOR SALE BY AUCTION - Enjoying a large plot, with scope to potentially add another dwelling, a charming semi detached family home with excellent room dimensions.

Quote Ref: JP0881 -This charming semi-detached family home is being offered for sale by auction, this presents an excellent opportunity to acquire a spacious home with excellent room dimensions throughout. It sits on a generous plot with larger than average gardens and is rip with potential for further development to create a single dwelling in the garden (subject to necessary planning permissions).

Internally the accommodation includes a spacious entrance hall. There is a dining room with a bay window and opens into the lounge also with a bay window and feature multi fuel burning stove. The kitchen has been extended and is also of a decent size.

To the first floor there are three well proportioned bedrooms and they are served by the family bathroom.

Externally, the large plot offers significant outdoor space. The property also includes a single garage, providing convenient parking or additional storage. The potential for further development on the plot could appeal to those looking to expand or explore additional dwelling opportunities (subject to necessary planning permissions).

Northwich is a historic, thriving market town in Cheshire, nestled on the Cheshire Plain at the confluence of the rivers Weaver and Dane. Located 18 miles east of Chester and 15 miles south of Warrington, it is famous for its Roman salt-mining heritage and vibrant contemporary culture. Renowned as the former "salt capital of the world," Northwich has evolved into a highly desirable place to live. It was celebrated by The Sunday Times as one of the best places to live in the UK. The town successfully combines a rich industrial history—visible at the Lion Salt Works Museum and the impressive Anderton Boat Lift—with modern regeneration.





Residents and visitors enjoy a bustling pedestrianised town centre featuring national retailers, independent shops, and the Barons Quay leisure development. The area is celebrated for its dynamic community events, including the lively monthly Artisan Market and the regionally famous Pina Colada Festival.

Northwich acts as a perfect gateway to nature and sightseeing. It is surrounded by scenic countryside, and is just a 15-minute drive from the expansive Delamere Forest. Excellent transport links via the Mid-Cheshire railway line connect it directly to Manchester, Chester, and London, making it as convenient as it is charming

For sale by public auction on the 10th August 2026 at 6.30pm, it will be held at The Cheshire Saleroom, Withyfold Drive, Macclesfield, Cheshire, SK10 2BD. We also offer remote bidding via internet, telephone or proxy meaning that you can bid from the comfort of your own home. Pre-registration is required, please call the auction team on to register to bid remotely.

Vendor solicitors - Poole Alcock Solicitors -
Chloe Heath - 01270 871805

Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).





Buyers Administration Fee

A buyers administration fee of 2.5% plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendors solicitor whose details are above. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

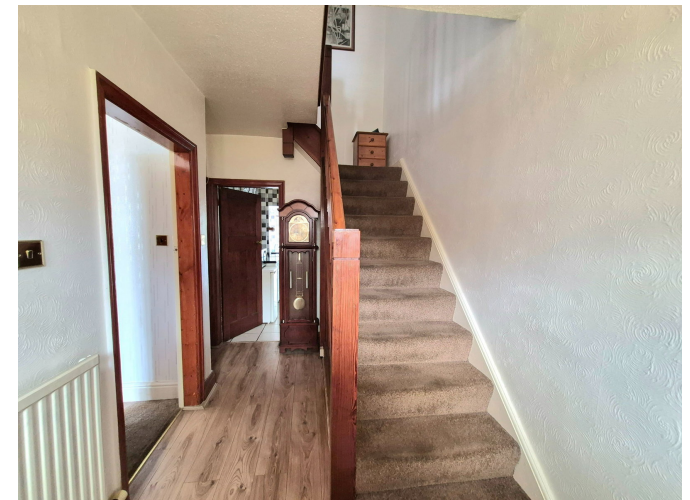
Completion: 28 days from the 10th August 2026.

Viewings

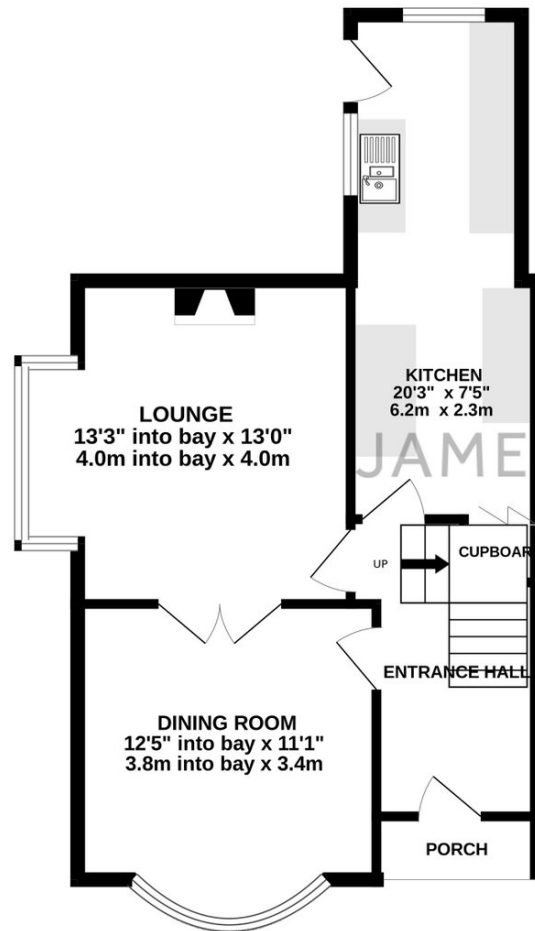
To view this lot, please contact the office

Bidding

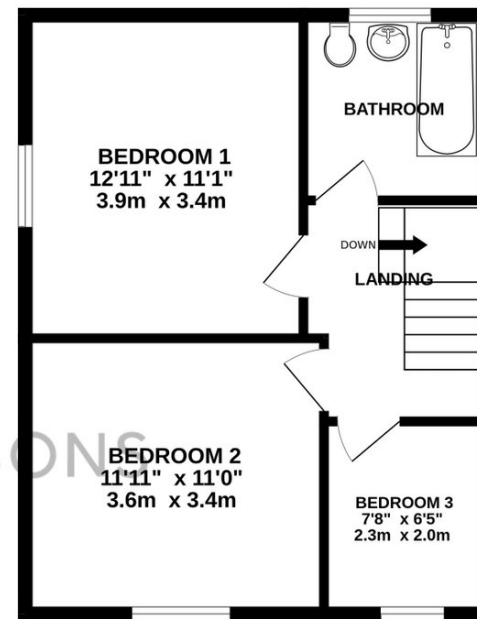
Please contact our auction department direct on for further information or email



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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