

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

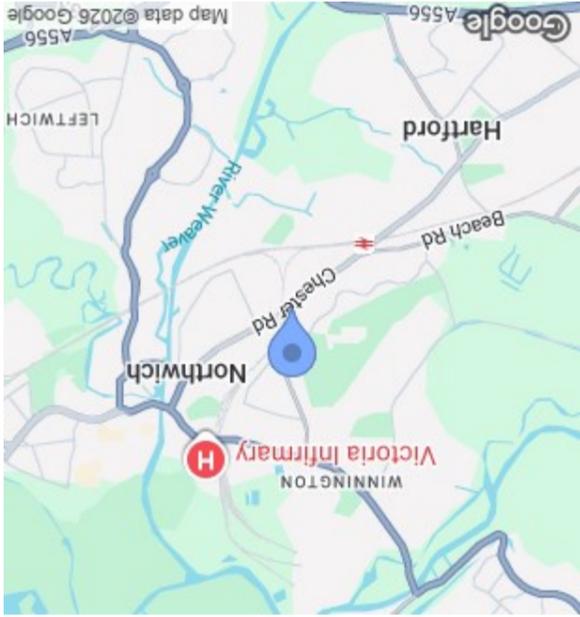
18a Chester Road, Northwich  
 Approximate Gross Internal Area:  
 3099 sq.ft/288 sq.m  
 Excluded areas: Low ceiling: 193sq.ft/18m<sup>2</sup>



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MATCHING PEOPLE TO PROPERTY

| England & Wales                             |         |
|---|---------|
| EU Directive 2002/91/EC                     |         |
| Potential                                   | Current |
| (92 plus) A                                 | 84      |
| (81-91) B                                   | 79      |
| (69-80) C                                   |         |
| (55-68) D                                   |         |
| (39-54) E                                   |         |
| (21-38) F                                   |         |
| (1-20) G                                    |         |
| Not energy efficient - higher running costs |         |
| Very energy efficient - lower running costs |         |



118A Chester Road  
 Northwich  
 Cheshire  
 CW8 4AN

- 5
- 2
- 4

Offers Over  
 £580,000

Treetops - 118A Chester Road, Northwich, Cheshire, CW8 4AN

Nestled behind a gated gravel driveway and predominantly south facing gardens, a refined L-shaped brick facade gives an instant sense of the space within. A central canopied doorway opens into a magnificent entrance hall where the warming tones of a herringbone floor blend beautifully with the heritage palette that flows cohesively throughout. Sophisticated yet ultimately inviting, a superb triple aspect lounge stretches out over the full depth of the house. The focal point of a classic wood burner sits on the raised hearth of a fireplace with exposed brickwork and a floating oak mantelpiece prompting a cosy and homely feel during those colder months of the years.

Across the hall a spacious dining room is equally suited for day-to-day life, entertaining friends or celebrating in style. A glazed door within a brilliantly wide sweep of bow windows makes it easy to step outside onto a secluded patio for al fresco drinks and the notable dimensions supply ample opportunity for dressers, consoles or sofas.

A generous third reception room is currently used as an office which provides a haven when the need arises to work from home and has the capacity to become a playroom, gym or guest room if preferred. However, with the herringbone patterns of the entrance hall's floor flowing seamlessly in via double doors it is undoubtedly the exemplary triple aspect kitchen that will immediately capture and hold your attention for all the right reasons.

The sleek clean lines of its anthracite grey and cool crisp white cabinets are paired with an expanse of quartz countertops and house a duo of integrated ovens, an induction hob and dishwasher. A matching central island is illuminated by twin rise and fall pendants on vintage style pulleys and the L-shaped solid wood breakfast bar that sits snugly around its generous size provides bar stool seating that's perfect for everything from a morning coffee to relaxed evening meals. Notably proportioned, a separate utility room with direct garden access has a wealth of space for laundry and appliances behind a wall of floor to ceiling sliding doors. A stylish cloakroom completes the ground floor with a countertop basin and a feature wall of tastefully understated tropical jungle patterns.

The feeling of space is enhanced further still by the prodigious first floor landing filled with light from south facing windows. Adaptable to your needs, a series of five impeccable double bedrooms wrap-around you creating an ideal measure of accommodation for a growing family. A wonderful main bedroom with leafy triple aspect views generates its own wing of the first floor. Elegant hummingbird and wisteria wallpaper lends a dash of colour and the deluxe en suite has a glass framed shower with a stainless-steel drain seamlessly inset a mosaic tiled floor. Two of the additional four large double bedrooms benefit from contemporary fitted wardrobes and together they share a family bathroom that rivals the luxury specification of the en suite with its walk-in shower, inset bath and chic tile setting.

Explore further and up on the top floor you'll discover an immense amount of versatile space currently used as an extensive media room. Bathed in sunlight from a duo of timber framed skylights, it has the capacity to be easily tailored and adapted to perfectly suit your own needs and lifestyle. Beneath high sloping ceilings, its immaculate presentation gives you the option of having a cinema room, family room or games room.

Outside to the front a broad contemporary gate slides open giving security and privacy to a considerable gravel driveway. A detached double garage supplies additional off-road parking as well as the potential to be converted into a dedicated home office or gym, while the lush greenery of an established south facing lawn stretches out to the front of the house. Landscaped and secluded, a paved patio adjoins the driveway and wraps around the property generating plenty of opportunity to step out from the dining room to enjoy al fresco drinks and barbecues with family and friends.

