



VINCENT JAMES
ESTATE AGENTS

71 CHURCH ROAD,
NORTHWICH, CW9 5PB

£320,000



Vincent James Estate Agents are thrilled to present this spacious and character-filled Victorian-era semi-detached home, offering the perfect blend of charm and modern living.

Step inside through the welcoming entrance hallway, where high ceilings and period features set the tone. The large lounge diner provides a fantastic space for both relaxing and entertaining, while the kitchen offers easy access to the rear garden and the cellar, a hidden gem with plenty of potential for storage or even a home bar.

Upstairs, you'll find three well-proportioned bedrooms, all connected by a stylish landing, along with a modern family bathroom designed for comfort and convenience.

Outside, the large rear garden is a fantastic space for summer gatherings, gardening projects, or simply unwinding after a long day. The property also benefits from a driveway with space for two cars, ensuring stress-free parking.

This home is perfect for anyone looking to move into a property with character, space, and endless possibilities. Book your viewing today and see it for yourself!

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Entrance Hallway



Accessed via the front entrance door, with wooden flooring and original Minton tiling underneath! Providing access to the Lounge Diner, and a staircase leads upstairs.

Lounge Diner



Wood flooring lies underfoot this large living space. With a marble effect feature fireplace, double glazed bay window to the front aspect of the home and a double glazed window to the rear of the home. Two radiators lie to the walls. Connects to the Kitchen.

Kitchen



Fitted with a range of wall, drawer and base units with worksurfaces above. Oven with four ring hob and hood above. Storage cupboard. Space for washing machine and wine rack. Inset sink with mixer tap and drainer. There are double glazed windows to the rear and side aspects of the home. Provides access to the rear garden and the cellar.

Cellar

With power and a light.

Landing



Spacious connecting area, allowing access to all bedrooms, the bathroom and the loft.

Master Bedroom



Carpeted, with two double glazed windows to the front aspect of the home. Radiator to the wall.

Bedroom Two



Carpeted, with a double glazed window to the rear, radiator.

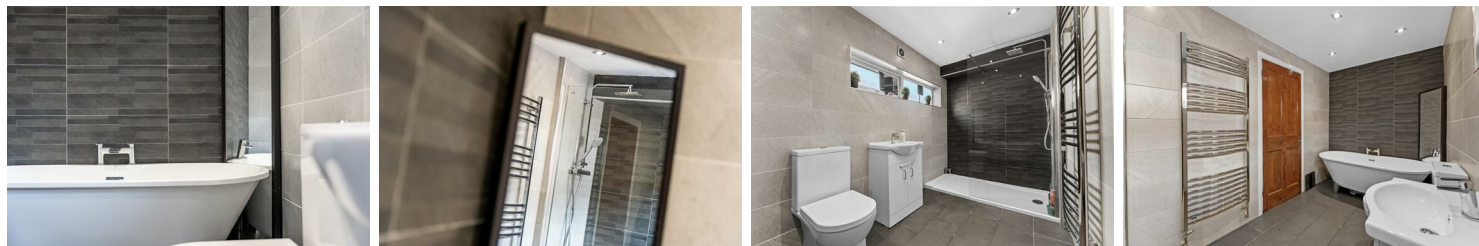
Bedroom Three



Carpeted, with a double glazed window to the rear, radiator and built in storage.

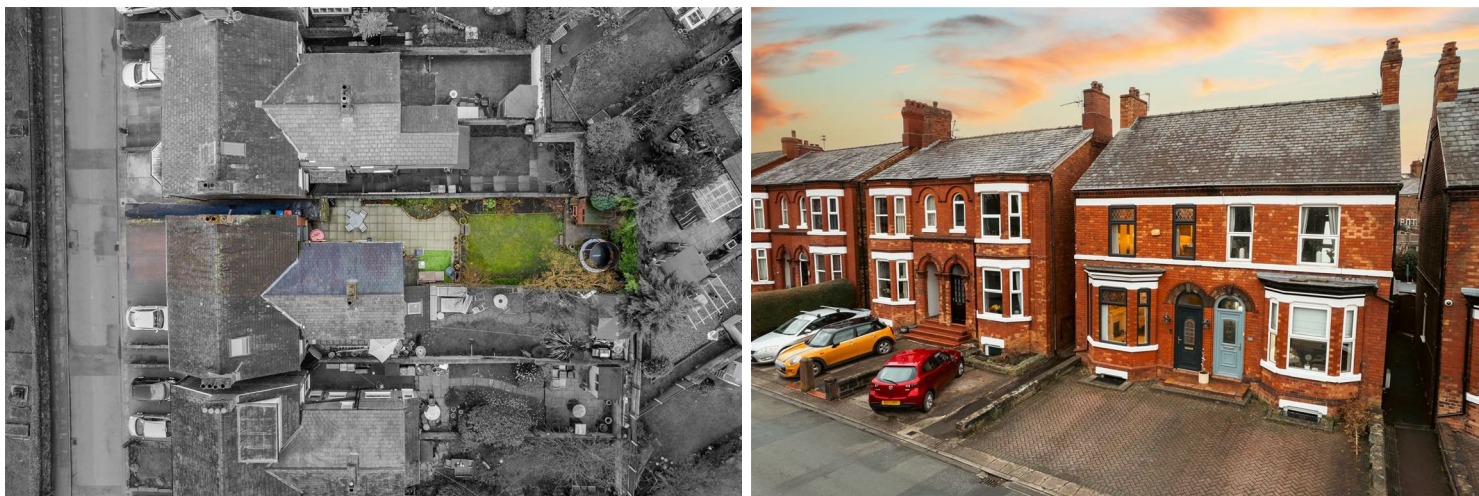
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Modern Bathroom



With tiled walls and flooring. Modern bathtub, and stand in shower. Low level WC, hand wash basin with vanity unit, inset spotlights, heated towel rail and double glazed frosted windows to the side elevation.

Externally - Front



Driveway with two spaces for vehicles.

Externally - Rear



Paved patio area, with lawned garden and storage area.

Extra Information

Tenure: Freehold
Length of lease: N/A
Annual Ground Rent: N/A
Service Charge: N/A
Service Charge Review Period: N/A
Council Tax Band: C

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

TEL: 01606 663939



71, Church Road
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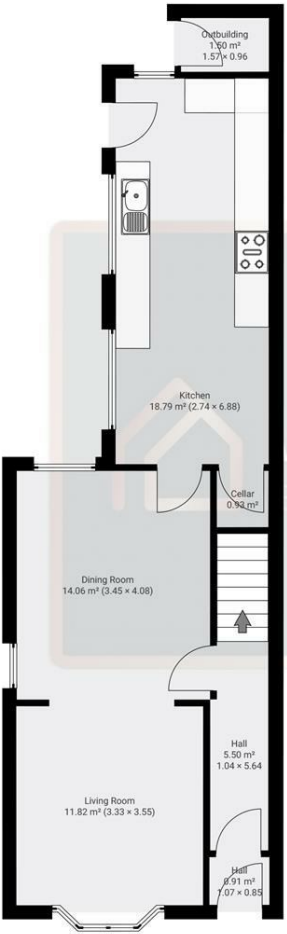
DETAILS
Total area: 121.45 m²
Living area: 121.45 m²
Floors: 3
Rooms: 15

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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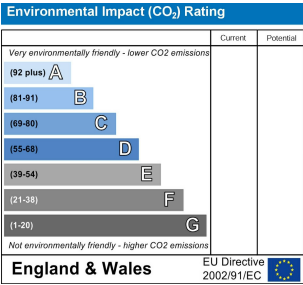
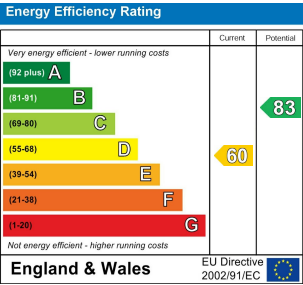
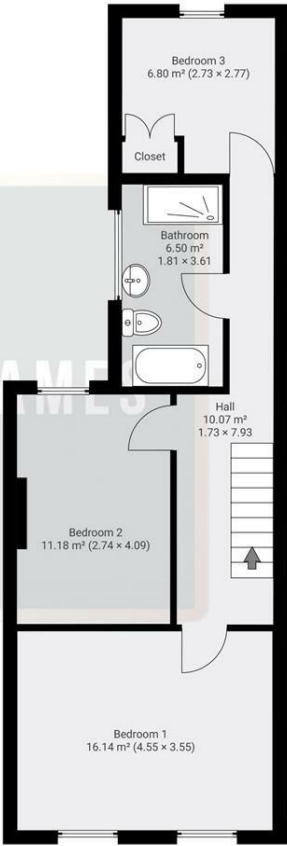
▼ Ground Floor

TOTAL AREA: 53.47 m² • LIVING AREA: 53.47 m² • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 51.21 m² • LIVING AREA: 51.21 m² • ROOMS: 6



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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