



VINCENT JAMES  
ESTATE AGENTS

248 LONDON ROAD,  
NORTHWICH, CW9 8AQ

£650,000



Welcome to 248 London Road, a splendid detached house that has been thoughtfully extended to provide a spacious and versatile living environment. Nestled close to the vibrant Northwich Town Centre, this property boasts five generous bedrooms and three well-appointed bathrooms, making it an ideal choice for families seeking both comfort and convenience.

As you step inside, onto the original parquet flooring, you are welcomed by a charming Entrance Hallway that leads to a cosy Reading Room or Snug, perfect for quiet moments. The heart of the home is undoubtedly the open plan family living and dining area, designed for gatherings with family and friends throughout the year. This inviting space flows seamlessly, creating an atmosphere of warmth and togetherness.

The ground floor also features a practical utility area, an additional bathroom, and a dedicated office space, catering to the needs of modern living. Ascend to the Annex wing, where you will discover a private bedroom, offering a self-contained retreat for guests or older children, ensuring privacy for all.

On the upper level, four further bedrooms await, including one with its own en-suite bathroom, alongside a family bathroom that doubles as a dressing area. Each room is designed to provide comfort and tranquillity.

Outside, the property boasts a spacious, south-facing landscaped garden, complete with various seating areas including the Millboard decking area, perfect for enjoying sunny days. Additionally, there is an external office space equipped with power, wired internet and lighting, ideal for a home studio or gym.

With off-road parking for three vehicles and a position set back from the road, this home combines convenience with charm. 248 London Road truly offers a perfect blend of modern living and traditional appeal. Do not miss the opportunity to view this exceptional property; contact us today to arrange your visit!

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## Heading into the Home



Stepping into 248 London Road, you are welcomed by a bright and inviting entrance hallway that immediately sets the tone for the space and versatility this home offers. The hallway provides access to the main living areas and creates a warm first impression, ideal for busy family life or welcoming guests.

## Snug/Reading Room



Located just off the hallway is a cosy snug or reading room, perfect for quieter moments away from the main living areas. This versatile space works equally well as a playroom, TV room or peaceful retreat, offering flexibility to suit a variety of lifestyles.

## Open Plan Family Living & Dining



The heart of the home is the impressive open-plan family living and dining space. Designed with entertaining and everyday living in mind, this generous area provides ample room for both relaxation and hosting, with a layout that flows effortlessly and encourages family connection throughout the year.

## Kitchen & Utility



Supporting the main living space is a practical utility area, offering additional storage and keeping everyday appliances neatly tucked away. This functional layout ensures the home remains clutter-free while catering perfectly to modern family needs.

## Home Office & Ground Floor Bathroom



The ground floor also benefits from a dedicated office space, ideal for those working from home or requiring a quiet study area. An additional bathroom on this level adds further convenience for family life and visiting guests.

## Annex Wing Bedrooms



A standout feature of the property is the annex wing, which houses a private bedroom. This self-contained-feeling space is ideal for guests, older children or multi-generational living, providing privacy while remaining connected to the main home.

## First Floor Bedrooms



To the first floor are four further well-proportioned bedrooms, each offering comfortable and flexible accommodation. The principal bedroom enjoys the benefit of its own en-suite bathroom, while the remaining rooms are served by a stylish family bathroom that also incorporates a dressing area. There is loft access in the

dressing area which is 50% boarded out which is easily accessed via a ladder and lighting.

## Bathrooms



With three bathrooms in total, the home is perfectly suited to larger families, ensuring both convenience and privacy. Each bathroom is well-appointed and thoughtfully positioned throughout the property.

## Fantastic Plot & External Spaces



Occupying a generous, south-facing plot, the landscaped rear garden has been designed for both relaxation and entertaining. Multiple seating areas allow you to enjoy the sun throughout the day, making it ideal for outdoor dining and summer gatherings. An external office with power and lighting offers excellent versatility, perfect as a home workspace, gym or creative studio.

## Parking & Location



The property is set back from the road and benefits from off-road parking for three vehicles. Positioned close to Northwich town centre, the home combines a highly convenient location with privacy and space — a rare combination for a property of this size.

## AML & Financial Qualification

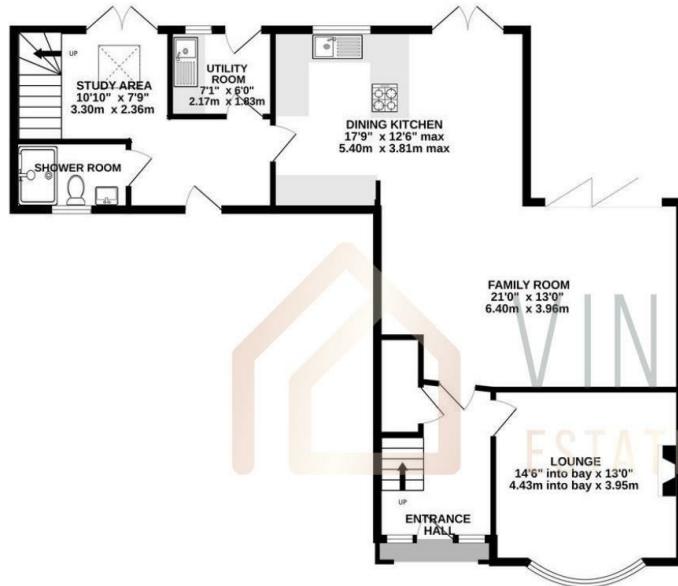
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable. Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

## Extra Information

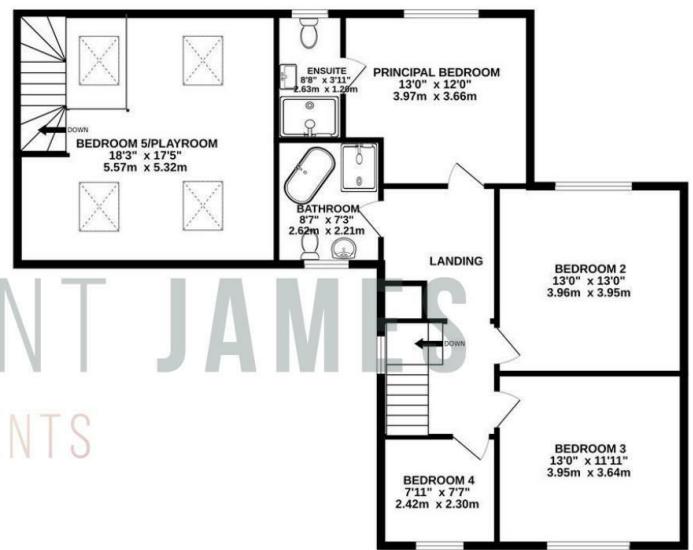
TENURE - FREEHOLD

COUNCIL TAX BAND - D

GROUND FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 2035 sq.ft. (189.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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