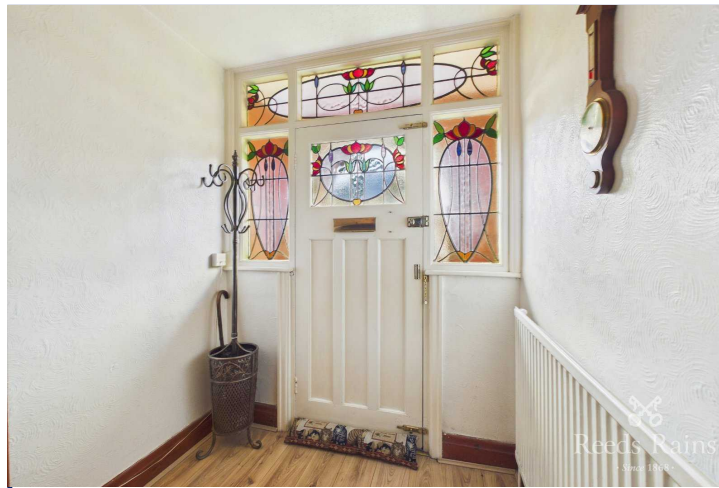




David Street, Northwich, Cheshire, CW8

Guide Price: £300,000

Freehold

Reeds Rains

reedsrains.co.uk

David Street, Northwich, Cheshire, CW8
Guide Price: £300,000 Freehold

Council Tax Band: C
EPC Rating: E

Offering a combination of established living accommodation, generous outdoor space and exciting scope for enhancement, this property represents a rare opportunity for buyers looking to create a long-term family home or explore its development potential.

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Location, Location, Location

David Street is conveniently situated within the popular area of Castle, Northwich. Offering easy access to a wide range of local amenities and everyday conveniences. Northwich town centre is within easy reach, providing a variety of shops, supermarkets, cafés, restaurants and leisure facilities. The area is well served by local schools, with Charles Darwin Community Primary School nearby, alongside a selection of other educational establishments to suit a range of ages. For commuters, Greenbank and Northwich railway stations provide connections towards Chester and Manchester, while the surrounding road network offers access to the wider Cheshire area and the M6 and M56 motorway networks.

Entrance Hall

With entrance door to the front elevation with Original Stain Glass leaded windows to either side and above, radiator, spindled staircase leading to the first floor accommodation, laminate flooring and access to all ground floor accommodation.

Lounge

With a double glazed bay window to the side elevation over looking the gardens, radiator, feature fire surround with exposed brick work and tiled hearth housing multi fuel burner, storage cupboard to the recess housing the gas central heating boiler.

Dining Room

With a double glazed bay window to the front elevation, radiator, fire surround housing gas fire, and double doors allowing access through

to the lounge.

Extended Kitchen

An extended room consisting of a comprehensive range of base and wall units with work surface over and inset one and a half bowl sink unit with drainer, complementary wall tiling around units, appliances consist washing machine, fridge freezer and free standing gas cooker, tiled flooring, double glazed windows to the side and rear elevation over looking the side and rear garden plus allowing plenty of natural light within, under stairs storage cupboard, and half glazed door to the side allowing access to the gardens.

First Floor Landing

A galleried style landing which allows access to all first floor accommodation including the loft space above. (we have been informed that the loft space is partially boarded).

Bedroom One

With a double glazed window to the side elevation, radiator and wardrobes to one wall.

Bedroom Two

With a double glazed window to the front elevation and radiator.

Bedroom Three

With a double glazed window to the front elevation and radiator.

Bathroom

A three piece suite consisting of a panelled bath with shower over, wash hand basin and low level WC, complementary wall tiling around suite, radiator and a double glazed window to the rear elevation.

External

The property is approached by a double width driveway which leads to a detached garage ideal for storage or ample off road parking. The home itself is set back behind a garden fence and is approached by a flagged path

which leads to the entrance door. There is a shaped lawn with well stocked borders to the front which also has mature and well stocked shrubs separating the extensive side lawned garden which opens up to a extensive patio area, detached conservatory which over looks the lawned rear garden where greenhouse and various potting sheds can be found.

Detached Conservatory

A bricked and uPVC construction with double glazed windows to all sides and sliding patio door allowing access, tiled flooring and views across all the gardens.

Detached Garage

With up and over door to the front elevation.

General Information

Subject to planning this home and plot may be of interest to someone who may wish to split and build, subject to the relevant consents.



For full EPC please contact the branch.

Agent Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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