



21 The Crescent, Northwich, Cheshire, CW9 8AD

Offers In Excess OF £350,000

This stunning three bedroom semi detached property is situated in one of the most popular residential areas in Northwich. Having been lovingly maintained and updated by the present owners, the property seamlessly blends many original features with a contemporary twist. Within walking distance of the local schools, shops, and attractive River Weaver the property has gas central heating and uPVC double glazing throughout and briefly comprises entrance hall, lounge/through dining room, bespoke fitted kitchen and cloakroom on the ground floor. To the first floor there are two bedrooms and a modern family bathroom whilst to the second floor there is a third bedroom with fitted storage. To the front is a walled forecourt with a footpath and planted borders whilst to the rear there is a landscaped garden with a patio, a selection of trees, flowers and shrubs and a workshop with power which could easily be converted to an entertainment area/home office.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Ground Floor

Entrance Hall: *Wooden entrance door with window above, oak wooden flooring, radiator and stairs to first floor.*

Lounge: *14'4" into bay x 11'11" (4.36m x 3.63m)*

Bay window to the front, feature wooden fireplace housing a multi fuel burning stove, original covings to ceiling, oak wooden flooring and vertical radiator.

Dining Room: *12'8" x 11'11" (3.85m x 3.63m)*

Double glazed window to the rear, oak wooden flooring and radiator, storage cupboards and bookshelves.

Kitchen: *25'05" x 8'3" (7.74m x 2.50m)*

Access door with double glazed panel to the side, double glazed window to the side, glass panelled door to the rear. Fitted with a range of bespoke wall and base units with granite work surfaces over, incorporating space for range cooker with extractor hood over, inset stainless sink with mixer tap, integrated appliances including fridge/freezer, washing machine and dishwasher. Slate tiled flooring.

Cloakroom: *Low level WC, inset wash hand basin set in granite topped vanity unit.*

First Floor

Landing:

Spindle balustrade and stairs to the second floor accommodation, radiator.

Bedroom 1: *15'7" x 12' (4.76m x 3.67m)*

Double glazed window to the front, fully fitted wardrobes to one wall and radiator.

Bedroom 2: *12'7" x 8'6" (3.84m x 2.59m)*

Double glazed window overlooking garden, radiator. oak bookshelves.

Bathroom: *12'10" x 8'2" (3.90m x 2.50m)*

A bespoke family bathroom comprising of a four piece suite, free standing bath with mixer tap and shower head attachment, walk in shower cubicle, wash hand basin set in a vanity unit, low level WC, heated towel rail, airing cupboard with combination boiler, double glazed opaque glass window to the rear.

Second Floor

Landing With balustrade, Velux skylight.

Bedroom 3: 14'5" x 8' (4.4m x 2.45m)

Window to the rear, an attractive beamed ceiling and very useful eaves storage, radiator.

Externally

The property is approached via a walled garden with a footpath and planted borders whilst to the rear there is a magnificent, landscaped garden with a patio seating area, a dazzling selection of trees, flowers and shrubs and a workshop measuring approximately 4m x 3m with power/external lighting which could easily be converted to an entertainment area or home office. Security Lighting.







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.
Made with Metropix ©2022

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.