

‘Heatherdale’, 140 Chester Road, Northwich,
CW8 4AW



A SPACIOUS PERIOD SEMI DETACHED HOUSE RETAINING MANY ORIGINAL
FEATURES AND OFFERING FLEXIBLE ROOM USE ON FOUR FLOORS

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CHARTERED SURVEYORS VALUERS
AUCTIONEERS AND ESTATE AGENTS

One of just a few period houses in an area of town that is characterised by interesting and distinctive Georgian, Victorian and Edwardian properties, 'Heatherdale' has retained many original features and well proportioned rooms arranged over four floors. The house is ideally suited to a large family for those wishing to work from home, and those with several vehicles will find the garaging and driveway arrangements particularly useful.



The accommodation has been sympathetically modernised over the years and includes useful cellars, three reception rooms, a kitchen with conservatory off and cloakroom/shower room on the ground floor. There are four bedrooms, an en-suite bathroom and a family bathroom on the first floor. On the second floor there is a large bedroom (easy divisible)/playroom or potential home office. Outside there is an attached double garage and well stocked gardens. Gas central heating is installed and there are traditional open fires in the main living room and sitting room. A feature of the house is the bespoke fitted kitchen and conservatory. The kitchen, which has been handcrafted in solid wood, opens to a large conservatory, which is currently used as a breakfasting and informal dining area.

Heatherdale is conveniently located within walking distance of local shops in the Castle district and Greenbank railway station (Chester/Manchester service) Northwich town centre's shops, restaurants and services are just over a mile distant. There are excellent local schools of all types. These include state and independent primary and secondary schools such as Hartford High School and College Campus, St Nicholas RC High School, Weaverham High School, The Grange School and Sir John Deanes Sixth Form College. The market town of Northwich is currently undergoing excellent regeneration works which include a recently built Waitrose supermarket and a forthcoming lifestyle centre with swimming pool and multi screen cinema complex. That besides, there is a comprehensive collection of shops and national chain stores together with retail park.

DIRECTIONS: From Northwich town centre proceed over the river Weaver via Hayhurst swing bridge and turn left onto Castle Street and follow this road through the Castle District and under the rail bridge. 'Heatherdale' will be found on the right hand side.

ACCOMMODATION:

GROUND FLOOR

ENTRANCE PORCH Original storm porch with double doors and decorative 'Minton' style tiled floor. Original

entrance door with stained glass leaded panel and matching surround.

ENTRANCE HALL 25'10" x 5'4" (7.87m x 1.63m) A fine introduction to the property featuring a staircase with spindle balustrade rising to first floor, original 'Minton' tiled floor, deep skirtings, dado rail, picture rail, coved ceiling, single radiator.

LIVING ROOM (Front) 19'0" into bay x 14'3" (5.79m x 4.34m) Feature bay sash window with window seat. Traditional open fire with cast iron grate, tiled insert, tiled hearth and decorative surround. Splendid decorative plaster work, coving, deep skirtings and original doors, double radiator, picture rail and exposed timber flooring.



Double doors to:-

DINING ROOM 14'4" x 12'7" (4.37m x 3.84m) Dado rail, picture rail and coving. Original built in cupboard with double doors and three drawers under, double radiator. Double doors to conservatory.



INNER HALL 20'0" x 3'0" (6.10m x 0.91m) Boiler cupboard housing 'Stelrad' gas fired central heating boiler.

KITCHEN 11'10" x 11'2" (3.61m x 3.40m) Fitted with a range of solid wood base and wall units, space for range style



cooker, peninsular unit incorporating an inset single drainer one and half bowl stainless steel sink unit, matching tiled

floors to kitchen, conservatory and breakfast room. From the kitchen door there is access to a small lobby area with stairs down to the cellar.

The kitchen area is open to:-

CONSERVATORY/BREAKFAST ROOM 19'8" x 11'6" (5.99m x 3.51m) With ceramic tiled floor to match the kitchen. French windows from dining room. Door to side garden area. Two double radiators, double glazed windows, part glazed roof.



CLOAKROOM/SHOWER ROOM Fitted with shower enclosure with shower screen and multi function shower system. Tiled floor, radiator, WC, wash basin, polished granite topped counter with store cupboard beneath.

SITTING ROOM (Rear) 16'6" x 13'11" into bay (4.24m x 5.03m) Polished marble fireplace surround with greenslate insert and hearth. Bay window with French doors to rear patio area. Double radiator, TV point, bookcase, picture rail, cornice, two wall light points.

CELLARS With stairs down from the inner hall to two rooms.

ROOM 1 14'10" x 13'3" (4.52m x 4.04m) approximate head height 6'4" (1.93m) Light, power and large sink unit with store cupboard below.

ROOM 2 11'5" x 4'8" (3.48m x 1.42m).

FIRST FLOOR:

SPLIT LEVEL LANDING With staircase to the second floor.

MASTER BEDROOM SUITE 17'0" maximum x 16'03" plus bay window (5.18m x 4.95m) Period fireplace, picture rail, coving, two double radiators, built in store cupboard/wardrobe.

EN SUITE BATHROOM Ceramic tiled floor and walls. Suite comprising 'Whirlpool' bath with shower over, low level W.C, wash hand basin in vanity surround, heated towel rail.

BEDROOM 2 14'0" x 12'08" (4.27m x 3.86m) Picture rail, radiator, built in cupboard, period fireplace with decorative tiled insert.

BEDROOM 3 11'10" x 10'04" (3.61m x 3.15m) Double radiator, period fireplace, picture rail.

BATHROOM 10'03" x 7'03" (3.12m x 2.21m) Bath set within polished tile surround, mixer tap with shower handset and cradle, low level W.C, radiator, sash window to side elevation, airing cupboard.

BEDROOM 4 13'10" x 13'9" (4.22m x 4.19m) Double radiator, picture rail.

SECOND FLOOR:

BEDROOM 5/HOBBY ROOM/GAMES ROOM 27'0" x 16'0" plus door recess (8.23m x 4.88m) Bay window with

two double radiators, laminate floor, store cupboard. Double doors to store area.



OUTSIDE Two external taps, external power points and security lighting.

Excellent **DOUBLE GARAGE** 25'7" x 22'3" (7.80m x 6.78m) Twin up and over doors to front. Double doors at the rear. Light, power and hot and cold water. The garage is approached by a wide tarmac driveway and turning area.

GARDENS The front garden provides a screen from Chester Road with its hedged boundaries. There is a lawned area and driveway providing ample parking space. At the rear there is a raised patio area, lawn, hedged borders and the garden is planted with mature fruit trees, magnolia and range of mature shrubs. External lighting.



SERVICES: All mains services are connected.

NOTE: We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

TENURE: We are advised that the property is freehold and free from chief rent, however this detail has not been confirmed from the title deeds.

ASSESSMENTS: Cheshire West and Chester Council. Council Tax Band 'F'.

ENERGY EFFICIENCY RATING Band F.

VACANT POSSESSION ON COMPLETION

PRICE: £475,000 Subject to Contract.

TO VIEW: By appointment through the agent's Northwich office.

FLOOR PLAN
(Not to Scale – For Identification Purposes Only)



KNUTSFORD: 01565 632618 MACCLESFIELD: 01625 434111
NORTHWICH: 01606 45514 STOCKTON HEATH: 01925 210021 WILMSLOW: 01625 527181



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