





An extended, semi-detached family home situated in a tranquil setting, close to the Dane Valley, Roker Park, and Northwich town centre.

- Extended Semi-Detached Family Home
- Three/Four Reception Rooms
- Three/Four Bedrooms
- Two Bath/Shower Rooms
- Private Garden
- Ample Off Road Parking (including EV charger)

Description

An extended, semi-detached family home situated in a tranquil setting, close to the Dane Valley, Vickersway Park, and Northwich town centre. The property has undergone two extensions and has been thoroughly updated and modernised. The first extension accommodated created a ground floor bedroom with an en-suite shower room for a family member requiring support, this area has since been modified with the creation of a separate shower room and utility room and the bedroom is now used as a home office/guest bedroom. The second extension transformed the property into a family-friendly residence, featuring a spacious open-plan living area that seamlessly integrates the kitchen, dining, and family room. The front lounge retains its original charm, boasting a wood-burning stove. Throughout the ground floor, underfloor heating provides comfort. Upstairs, the property comprises three generously sized bedrooms and a modern luxury bathroom. Externally, ample parking is available on the front and sides, including a tethered Electric Vehicle charger, while the rear boasts a meticulously maintained private garden with a summerhouse and seating areas.



Location

Witton Park is a well-established residential locality, with the majority of its properties constructed during the 1930s. It has consistently been regarded as a prestigious and desirable area within the town. Carlton Road adjoins the Dane Valley, and a brief walk through the adjacent Vickersway Park provides convenient access to Northwich town centre. Trains to Manchester and Chester run from Northwich Station, which is less than a 10 minute walk from the property. The A556 and A49 easily facilitate access to the region’s major road network with Manchester and Liverpool airports both within 20 miles. Northwich caters for a comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury’s and Tesco all represented.

Tenure

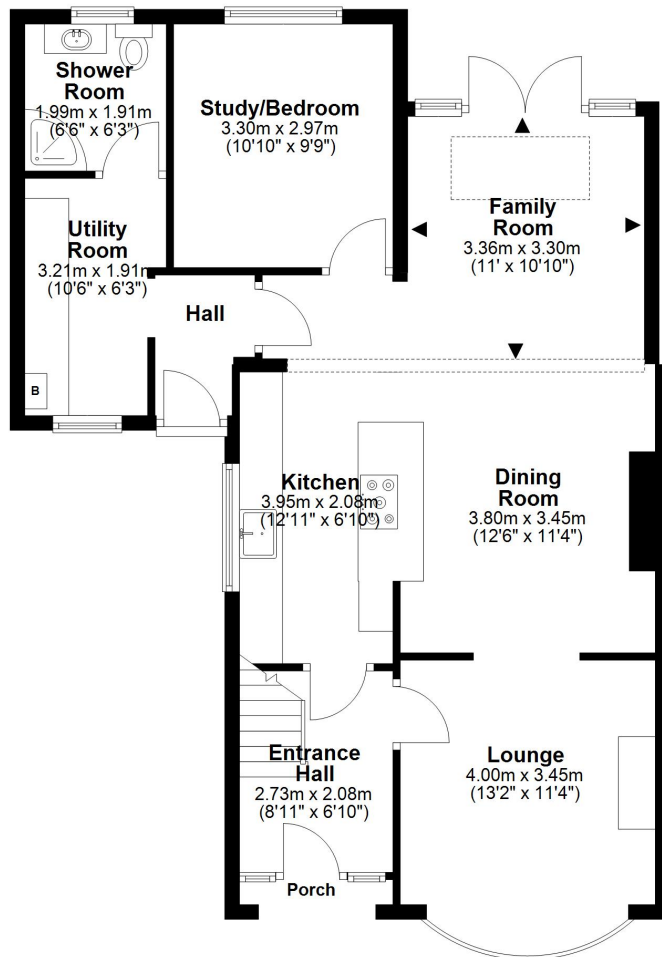
FREEHOLD

EPC Rating: C



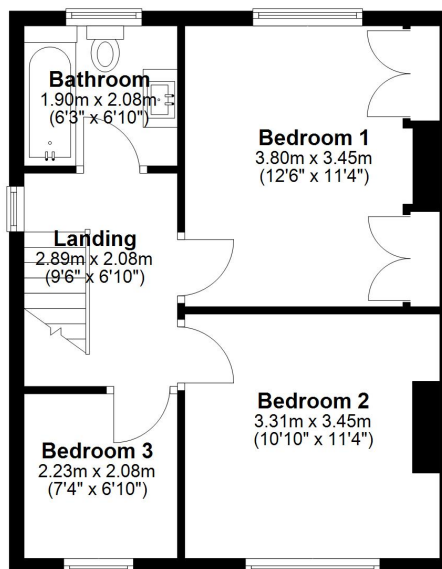
Ground Floor

Approx. 77.9 sq. metres (839.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 118.5 sq. metres (1275.8 sq. feet)



Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.

Reg number 07682683. Director Andrew P Williams