



 Williams Estates

126, Chester Road
Northwich CW8 4AN

Offers in Excess of £500,000

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A substantial Edwardian semi-detached house, set in large gardens with considerable scope for further improvement.

- Substantial Period Home
- Arranged Over Four Levels
- Many Period Features Intact
- Extremely Large Gardens
- Ample Off Road Parking
- Modernisation Required

Description

A substantial, semi-detached, Edwardian period home with immense character and style and with considerable scope for further improvements and possible extension. The accommodation is arranged over four floors and significantly many of the original period features are still intact. All the rooms are particularly spacious and feature high ceilings. The accommodation comprises: Entrance hall and inner hall, cloakroom, lounge, dining room and kitchen breakfast room on the ground floor. Four bedrooms, bathroom and landing on the first floor. Two good size attic/loft rooms on the second floor and there is a basement with two full size cellar rooms with access from the entrance hall or from an external door to the side of the house. Externally there are extremely large, mature gardens along with a driveway suitable for parking several cars. We genuinely believe this property has the potential to provide a state of the art 21st century family home and viewings are recommended.



Location

Chester Road is renowned for its large family homes, which adorn both sides of the road. Local amenities are well catered for with the shops on Chester Road, Castle within a few hundred metres and offering everything you could want or need. Two railway stations serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region’s major road network with Manchester and Liverpool airports both within 20 miles. Above all, where the area really excels is its range of excellent schools. The well regarded Grange private school is less than a mile away and both Hartford High and St Nicholas Catholic High School are within walking distance as are the four village primary schools; Hartford Primary School, St Wilfred’s Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury’s and Tesco all represented.

Tenure

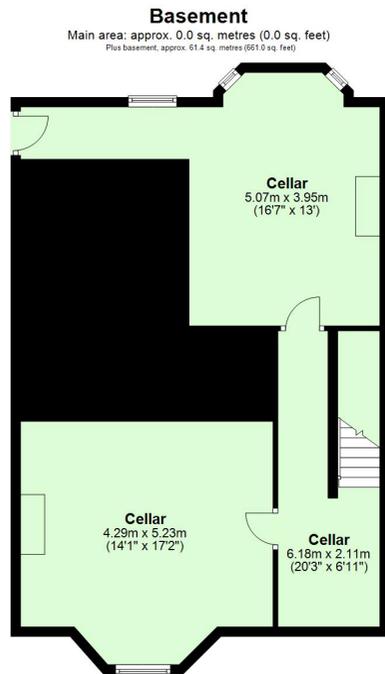
Freehold

EPC Rating: F

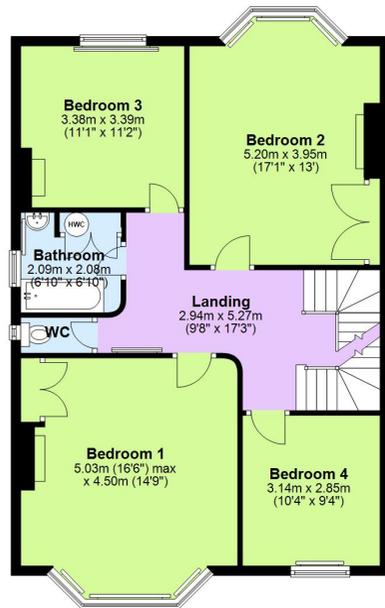
Important Notes

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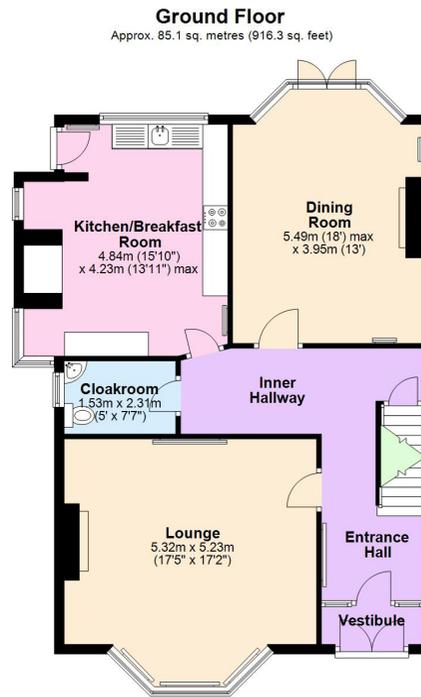




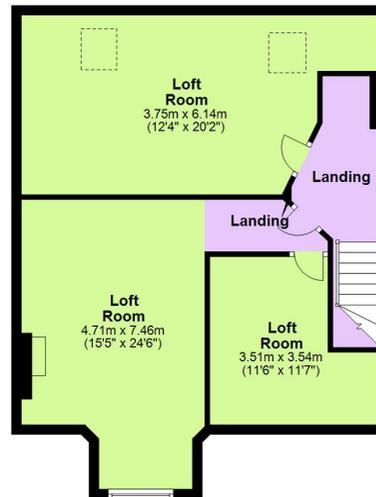
First Floor
Approx. 81.9 sq. metres (881.1 sq. feet)



Main area: Approx. 233.3 sq. metres (2511.2 sq. feet)
Plus basement, approx. 61.4 sq. metres (661.0 sq. feet)



Second Floor
Approx. 66.3 sq. metres (713.8 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.