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Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 84.9 sq. metres (913.9 sq. feet)



OFFERS IN THE REGION OF £230,000



37 RICHARD STREET  
NORTHWICH  
CW9 7DL

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COUNCIL TAX BAND: C





A spacious bay fronted period property with a large south facing rear garden located in Northwich

### Description

Owned in the vendors family for over forty five years this property is the perfect opportunity for a first time buyer/investor looking to add their own personal stamp to this stunning period property.

Externally the property is positioned at the end of the cul-de-sac with a double driveway to the front aspect and a private enclosed south facing lawned garden to the rear aspect.

Ground accommodation comprises storm porch through entrance hall with under stairs storage, stairs to the first floor and provides access to the lounge, dining room and kitchen.

The bay fronted lounge measures over 9 ft by 12 ft creating a cosy reception room overlooking the front aspect.

The dining room has a box window to the rear aspect with beautiful views over the rear garden and a feature exposed brick fireplace with an uncapped chimney. This reception room could be knocked through into the kitchen to create a light and airy open plan kitchen/dining room, ideal for modern family living.

The kitchen has laminate flooring and a range of low level and eye level units, one of which houses the brand new ideal combi boiler installed in 2024 and provides space for a gas cooker, washing machine and fridge freezer and access to the utility room extension and the rear garden.

Upstairs comprises spacious landing with access to the loft space, two double bedrooms, a single bedroom/study and the three piece family bathroom.

Richard Street is located within close proximity of amenities including Northwich town centre along with pleasant walks and cycle paths along the Mersey and Trent canal. Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich and surrounds are renowned for its superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Rudheath Senior Academy located within walking distance, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is a short drive from the property.

Northwich town centre has a range of independent and established retail chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town has been re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.