



## 35 Belmont Road, Northwich, CW9 7HS



BLINK AND IT WILL BE GONE... Historically three bed semi-detached properties on Belmont Road are a rare find! With a lot of house comes a lot of garden and EVEN MORE, you are not over looked at either the front or the rear of the property. This superb spacious family home offers you everything you could wish for and all you need to do is to put your own stamp on it and make memories along the way. Having both a Primary Academy & Nursery and Senior Academy within walking distance as well as Northwich Town Centre and the Cities of Manchester or Chester, both within less than an hours drive, you really could not want for more.

On opening the porch extension you are immediately greeted by one of those properties that exudes comfort and practicality in one! The "Heart of the Home", the ground floor leads through to the Hallway, Lounge, separate Dining Room, Kitchen, Conservatory and Wet Room. The lounge with a large Bay Window looks out onto the larger than average front garden and driveway area and then onto the recreational field and children's park. A few strides along you even have the local bus stop. The first floor has two double bedrooms, one large single and a family Bathroom.

Externally the property boasts a large, well maintained garden and rockery, ideal for outdoor gatherings as well as the added bonus of a brick built extension consisting of two good sized storage areas/workshops and a separate wooden shed as well as a detached garage with a large driveway for a number of vehicles.

In conclusion, this property presents an excellent option for your next home.

**Offers over £220,000**





**Porchway Entrance: 2.14m (7' 0") x 1.48m (4' 10")**

Having a composite front door, two uPVC glazed windows with white wooden venetian blinds, ceiling light point, wooden flooring.

**Lounge: 4.58m (15' 0") x 3.87m (12' 8")**

With a large bay window to the front elevation, uPVC glazed window with white wooden venetian blinds, radiator, pendant light fitting.

**Dining Room: 3.29m (10' 10") x 2.92m (9' 7")**

Having a uPVC glazed window to the front elevation, white wooden Venetian blinds, radiator, ceiling light point.

**Kitchen: 3.64m (11' 11") x 2.17m (7' 1")**

With a uPVC glazed window to the rear elevation, range of base and wall cupboards with complimentary worktop over, plastic sink and drainer with chrome mixer tap, tiled floor and ceiling spot lights.

**Utility Room: 1.18m (3' 10") x 1.14m (3' 9")**

Having a tiled floor, ceiling light point, radiator, door to the rear garden area.

**Wet Room: 1.88m (6' 2") x 1.64m (5' 5")**

With a fully tiled floor and complimentary wall tiles, electric shower, white washbasin and toilet, uPVC glazed window with frosted glass to the rear elevation, inset spot lights.

**Conservatory: 3.43m (11' 3") x 2.93m (9' 7")**

Having a dwarf brick wall, polycarbonate roof, uPVC double glazed windows with French doors opening to the rear garden, tiled floor.

**Master Bedroom: 3.92m (12' 10") x 3.29m (10' 10")**

With a uPVC glazed window to the front elevation, white wooden Venetian blind, radiator and ceiling light point.

**Bedroom Two: 3.65m (12' 0") x 3.25m (10' 8")**

Having a uPVC glazed window to the front elevation, radiator, two built in storage areas with separate access doors, ceiling spot lights.

**Bedroom Three: 2.99m (9' 10") x 2.14m (7' 0")**

With a uPVC glazed window to the rear elevation, radiator and ceiling light point.

**Family Bathroom: 2.18m (7' 2") x 2.00m (6' 7")**

Having a white suite, uPVC window to the rear elevation, vinyl flooring, heated towel rail, inset ceiling spot lights











- LARGE SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- SEPERATE LOUNGE & DINING ROOM
- KITCHEN & UTILITY
- GROUND FLOOR WET ROOM & FAMILY BATHROOM
- SPACIOUS CONSERVATORY
- DETACHED GARAGE / PARKING & LARGE GARDENS TO FRONT AND REAR
- TENURE FREEHOLD
- COUNCIL TAX BAND B

#### **Important Notice**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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