



VINCENT JAMES
ESTATE AGENTS

1 RIBBLE AVENUE,
NORTHWICH, CW9 7RF

£320,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented DETACHED FAMILY HOME built by Barratt Homes. NO CHAIN The accommodation includes Hallway, WC, Lounge and Kitchen Diner to the ground floor and THREE BEDROOMS, family bathroom and ensuite to the first floor. Externally there is an enclosed rear garden, driveway leading to additional off road parking and a DETACHED GARAGE. Call us now to book your viewing!

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Entrance Hallway

Accessed via front entrance door. Amtico flooring. Doors to Lounge, WC & Kitchen Diner. Storage Cupboard. Inset spotlights and radiator. Staircase.



Kitchen Diner

9'6 x 16'8 (11'1 x 7'5)

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Integrated Dishwasher, Washing Machine and Fridge Freezer. Inset high level oven. Inset four ring gas hob with extractor fan above. Double glazed window to the side elevation. Double glazed French Doors to the rear elevation. Radiator. Amtico flooring and Inset spotlights. Part tiled walls. Cupboard housing boiler.



Downstairs WC

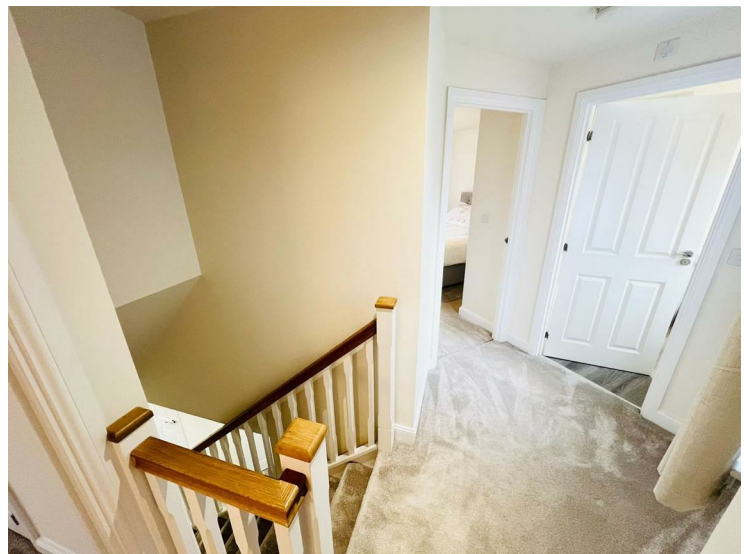
4'2 x 4'4

Low level WC and wash hand basin. Double glazed window to the side elevation. Amtico Flooring. Radiator. Part tiled walls and inset spotlights.



Landing

Radiator. Double glazed window to rear elevation. Inset spotlights. Access to all bedrooms and family bathroom.



Lounge

16'7 x 10'47

Double glazed French doors to the rear elevation. Double glazed window to the front elevation. Two radiators.

Master Bedroom

9'5 x 13'5 x 7'5

Double glazed window to the front elevation. Radiator. Built in wardrobe. Door to Ensuite.



En-Suite

5'8 x 7 x 7'6

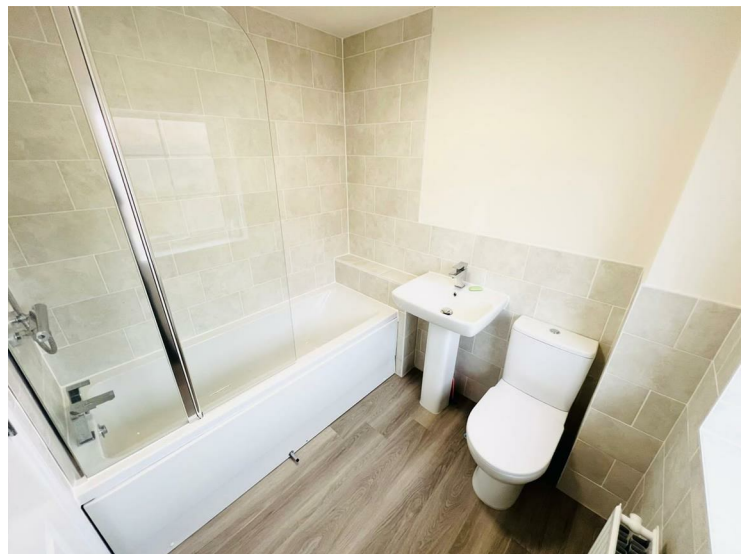
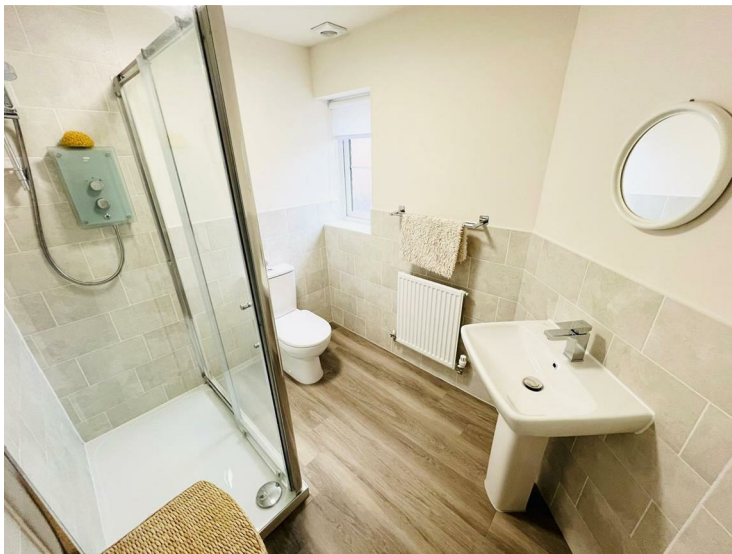
Low level WC and wash hand basin. Part tiled walls. Radiator. Double glazed window to the front elevation. Walk in shower with glass screen. Amtico flooring.



Family Bathroom

6'5 x 5'7

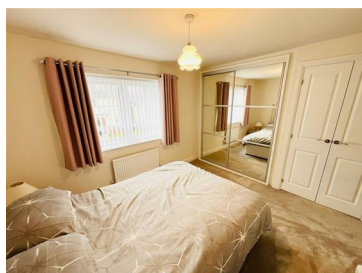
Low level WC and wash hand basin. Panelled bath with glass screen and shower above. Part tiled walls. Radiator. Double glazed window to the rear elevation. Amtico flooring.



Bedroom Two

9'1 x 10'6

Double glazed window to the front elevation. Radiator. Built in wardrobe and storage. Access to loft.



Externally - Front

Driveway for one space leading to additional off road parking. Gated side access to rear garden on both sides. Paved pathway leading to enclosed lawned garden.

Bedroom Three

6'8 x 7'2

Double glazed window to the rear elevation. Radiator.

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Garage

Up and over door. Power & Light.

Externally - Rear

Paved patio leading to enclosed lawned garden. Access gate on both sides. Wooden seating area.



Extra Information

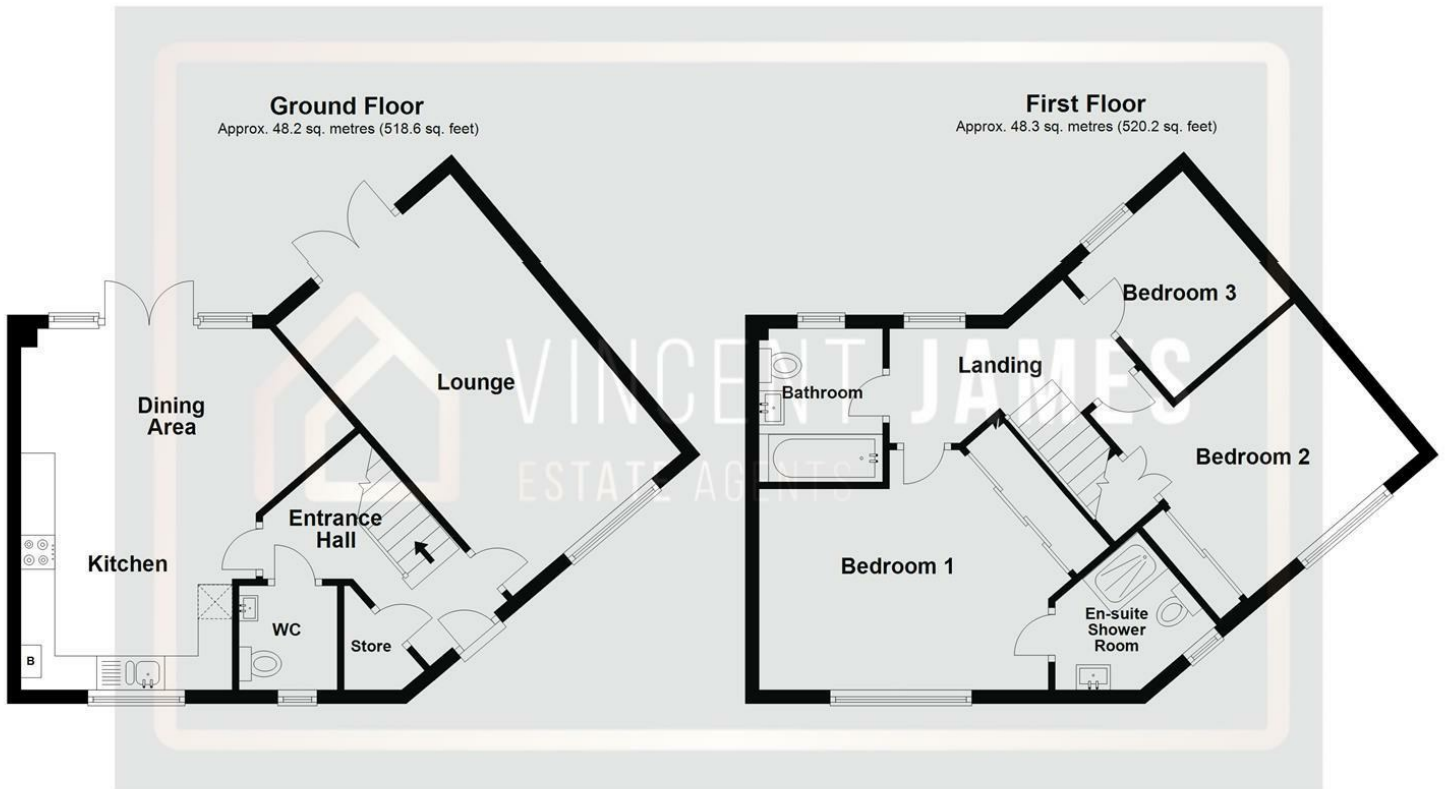
Tenure: Freehold

Service Charge: TBC

Service Charge Review Period: TBC

Council Tax Band: D

TEL: 01606 663939



Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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