



VINCENT JAMES
ESTATE AGENTS

39 HILL TOP GRANGE, DAVENHAM, NORTHWICH, CW9 8XB

£380,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superbly presented DETACHED FAMILY HOME with NO CHAIN located on the ever popular HILL TOP GRANGE development. The accommodation includes: Entrance hallway, Lounge, Kitchen Diner and WC to the ground floor and FOUR BEDROOMS, family bathroom & ensuite to the first floor. Externally there are front and rear gardens, GARAGE and driveway which leads to additional off road parking. Call us now to book your viewing! ***FREEHOLD***

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Entrance Hallway

Accessed via UPVC front entrance door with double glazing to the front elevation. Door to Lounge. Radiator.



WC

Low level WC and wash hand basin with storage cupboard below. Double glazed window to the rear elevation. Radiator.



Lounge

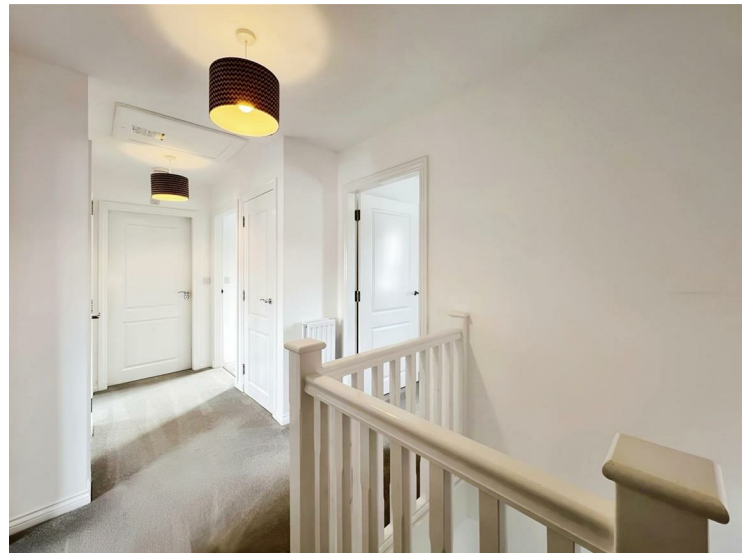
14'5 x 14'1

Double glazed window to the front elevation. Two radiators. Staircase leading to landing. Access to Kitchen diner.



First Floor Landing

Doors to all bedrooms and family bathroom. Loft access. Airing cupboard housing hot water tank. Storage cupboard. Double glazed window to side elevation.



Kitchen Diner

19'7 x 6'7

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset electric oven with four ring gas hob and extractor fan above. Integrated Fridge Freezer and Dishwasher. Space for washing machine and tumble dryer. Double glazed window to the rear elevation. Radiator. Double glazed French doors to the rear elevation. Cupboard housing boiler. Access to WC. Inset spotlights.



Master Bedroom

8'4 x 12'2

Double glazed window to the front elevation. Radiator. Fitted wardrobe. Door to ensuite.



En-Suite

Low level WC, wash hand basin and shower cubicle. Double glazed window to the front elevation. Part tiled walls. Heated towel rail. Inset spotlights.



Bedroom Three

8'8 x 8'4

Double glazed window to the front elevation. Fitted wardrobe. Radiator.



Bedroom Two

7'9 x 9'6

Double glazed window to the rear elevation. Fitted wardrobe. Radiator.



Bedroom Four

6'8 x 10'4

Double glazed window to the rear elevation. Fitted wardrobe. Radiator.



Family Bathroom

5'2 x 5'1

Low level WC, hand wash basin with storage cupboard beneath. Panelled bath with shower above. Part tiled walls. Double glazed window to the side elevation.



Externally - Rear

Enclosed rear garden with paved patio leading to a lawned garden. Wooden featured seating area.



Extra Information

Tenure: Freehold
Length of lease: N/A
Annual Ground Rent: N/A
Service Charge: Approx £200 per annum
Service Charge Review Period: Biannually
Council Tax Band: E

Garage

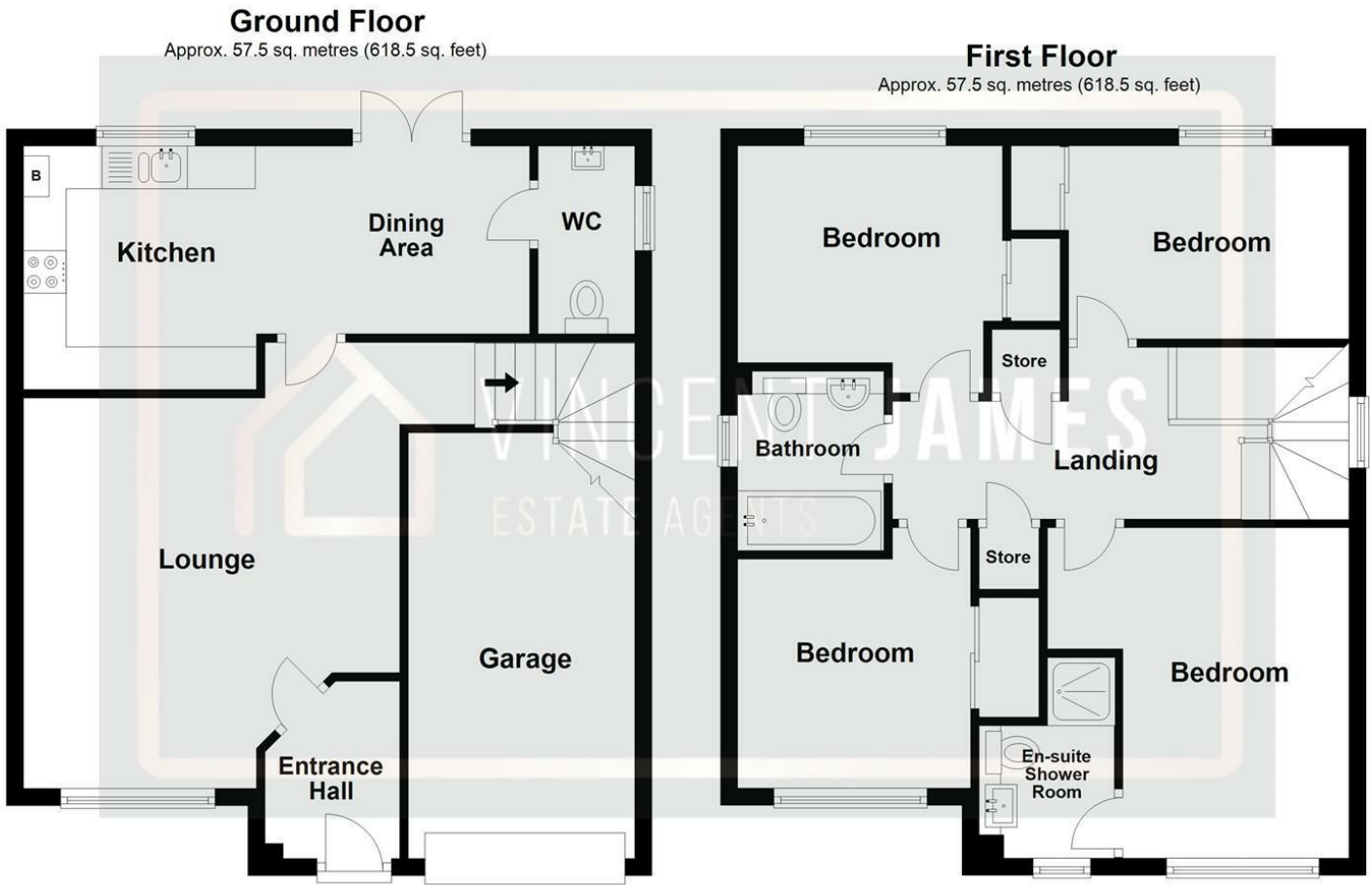
Up and over door to the front elevation. Power & Light. Storage and shelving.

Externally - Front

Lawned garden. Driveway leading to the front entrance door and providing additional off road parking. Gated side access to rear.

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TEL: 01606 663939



Total area: approx. 114.9 sq. metres (1237.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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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