



VINCENT JAMES
ESTATE AGENTS

3 BEECHWOOD DRIVE, WINCHAM, NORTHWICH, CW9 6EY

£380,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented DETACHED home located on the ever popular village location of WINCHAM. The accommodation of this superb family home includes: Hallway, Lounge, Kitchen Diner, Utility Room, Games Room/Office & WC to the ground floor and FOUR BEDROOMS and bathroom to the first floor. Externally there are front and rear gardens and driveway. Call us now to book a viewing!

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Entrance Porch

Accessed via uPVC front entrance door. Double glazed window to front elevation. Radiator,

Lounge

18'2 x 11'7

Double glazed window to front elevation. Two radiators. Feature fireplace. Staircase leading to bedrooms and family bathroom.



Kitchen Diner

22 x 17'8

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset oven with four ring electric hob and extractor fan above. Integrated microwave, and dishwasher. Double glazed bifold doors to the rear elevation. Under stairs storage cupboard. Tiled floor. Inset spotlights. Door leading to utility room. Space for fridge freezer.



Utility Room

11'9 x 8'1

Space for washing machine and tumble dryer. Inset sink with mixer tap. Radiator. Access to Games Room/Office. Access to WC. uPVC double glazed door to rear elevation



WC

Low level WC. Hand wash basin. Double glazed window to rear.



Games Room/Office

16'8 x 8'0

Double glazed window to the front elevation. Radiator.



Landing

Access to all bedrooms and family bathroom. Loft access. Radiator and storage cupboard.



Master Bedroom

18'1 x 8'0

Double glazed window to front elevation. Radiator. Loft access. Radiator. Access to en-suite.



En-Suite

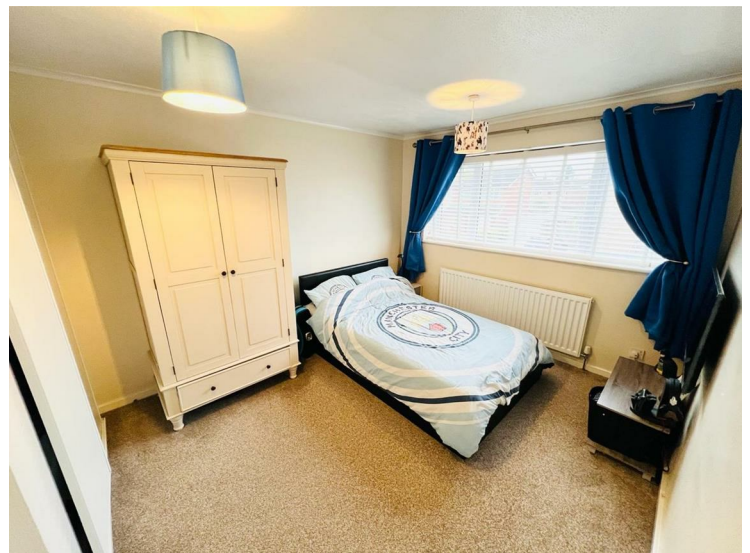
Low level WC and wash hand basin. Radiator. Inset spotlights. Double glazed window to rear elevation. Stand in shower with glass screen. Part tiled walls and tiled floor.



Bedroom Two

10 x 12'1

Double glazed window to front elevation. Radiator. Built in wardrobe.



Bedroom Three

10'2 x 10

Double glazed window to rear elevation. Radiator.



Bedroom Four

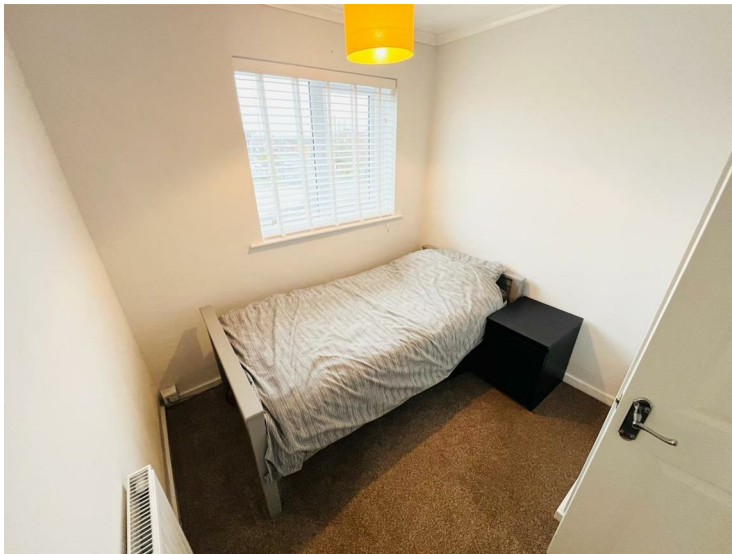
8'7 x 7'9

Double glazed window to the front elevation. Radiator and built in storage.



Externally - Front

Driveway for three spaces.



Family Bathroom

Low level WC, wash hand basin and panelled bath with overhead shower. Part tiled walls. Radiator. Double glazed window to rear elevation. Storage cupboard.



Externally - Rear

Lawned garden with storage shed. Paved walkway.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

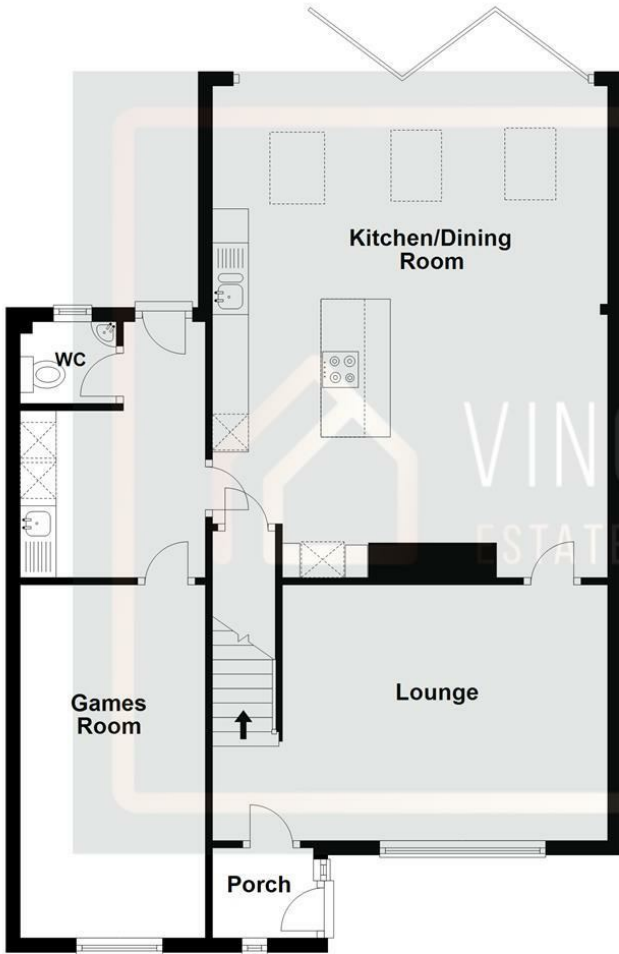
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D

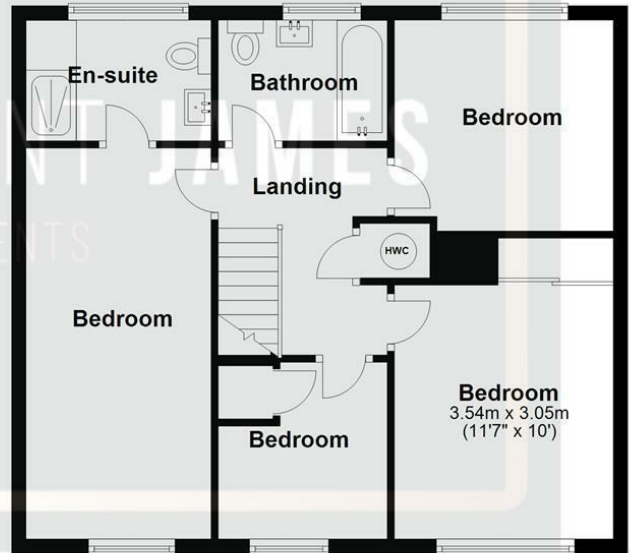
Ground Floor

Approx. 82.9 sq. metres (892.1 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.5 sq. feet)



Total area: approx. 142.1 sq. metres (1529.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	82
		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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