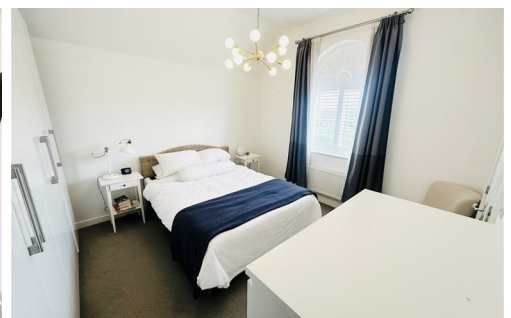




VINCENT JAMES
ESTATE AGENTS

2 WELLS AVENUE, LOSTOCK
GRALAM,
NORTHWICH, CW9 7XR
£365,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented DETACHED FAMILY HOME built by BELLWAY HOMES to their FAIRHAVEN design in the ever popular location of LOSTOCK GRALAM. The accommodation includes Hallway, Lounge, Kitchen Diner Utility Room and WC to the ground floor and FOUR BEDROOMS, bathroom and ensuite to the first floor. Externally there is an enclosed rear garden and driveway providing off road parking. Call us now to book your viewing!

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Entrance Hallway

Accessed via front entrance door. Stairs to first floor. Doors to Garage, Lounge & Kitchen Diner. Radiator. Understairs storage cupboard.

Lounge

16'3 into bay x 11'6

Double glazed bay window to the front elevation. Radiator.



Kitchen Diner

20'7 x 11'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer. Integrated Fridge Freezer and Dishwasher. Inset high level oven with four burner gas hob with extractor fan above. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Radiator. Door to Utility Room.



Utility Room

8'5 x 5'7

Range of base and wall units with worksurfaces above. Inset sink. Space for Washing Machine & Tumble Dryer. Cupboard housing boiler. Access door to the rear elevation. Radiator. Door to WC.

WC

5'6 x 3'5

Low level WC and wash hand basin. Double glazed window to the side elevation.

Landing

Doors to all bedrooms and bathroom. Loft access with ladder leading to boarded loft. Cupboard housing hot water tank. Radiator.

Master Bedroom

13'1 x 11'6

Double glazed window to the front elevation. Radiator. Door to Ensuite.



Ensuite

7'7 x 5'9

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



Bedroom Two

12'4 x 8'9

Double glazed window to the front elevation. Radiator.



Bedroom Three

11'7 x 8'7

Double glazed window to the rear elevation. Radiator.



Bedroom Four

11'3 x 8'8

Double glazed window to the rear elevation. Radiator.

Bathroom

8'8 x 6'2

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



Externally - Front

Off road parking for two cars. Lawned garden. Electric car charging point.



Externally - Rear

Enclosed garden with decked area and walk way leading to a further decked area. Lawned garden and planting borders.



Garage

Up and over door to the front elevation. Power & Light. Access door to the hallway.

Extra Information

Tenure: Freehold

Annual Ground Rent:

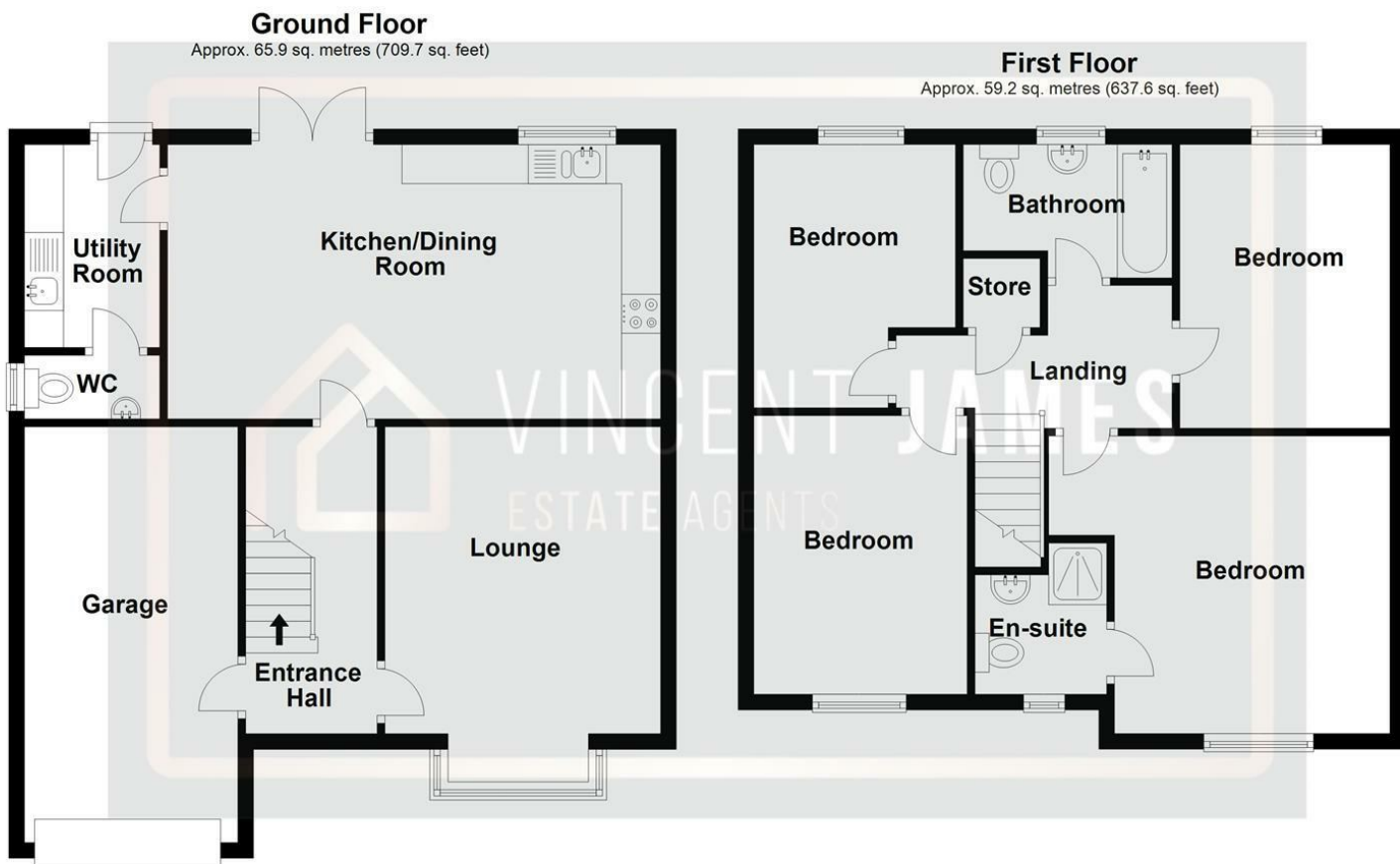
Service Charge: £145.00 per year

Service Charge Review Period:

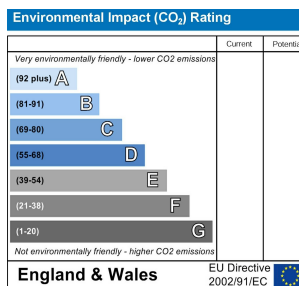
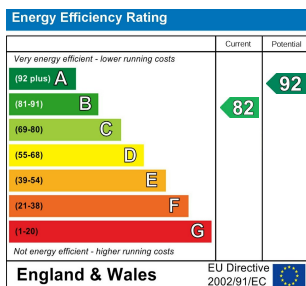
Council Tax Band: D

Freehold Information

Please note the sellers of this property are currently in the process of purchasing the freehold. This property is now to be sold with the freehold included on completion.



Total area: approx. 125.2 sq. metres (1347.3 sq. feet)



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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