



VINCENT JAMES
ESTATE AGENTS

3 APPLETON STREET, WINNINGTON,
NORTHWICH, CW8 4DD

£170,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this MID TERRACED property located in WINNINGTON. The newly modernised accommodation includes: Lounge, Dining Room, Kitchen & Utility Room to the ground floor and TWO BEDROOMS and bathroom to the first floor. Externally there is an enclosed rear yard.

NO CHAIN

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Lounge

12'1 x 11'8

Accessed via front entrance door. Double glazed window to the front elevation. Radiator. Cupboard housing gas meter and consumer unit. Opening to Dining Room.



Cupboard housing boiler. Two double glazed windows to the side elevation. Part tiled walls. Door to Utility Room.



Utility Room

7'5 x 5'7

Base unit with worksurface above. Space for Appliance. Double glazed window to the rear elevation. Part tiled walls.



Dining Room

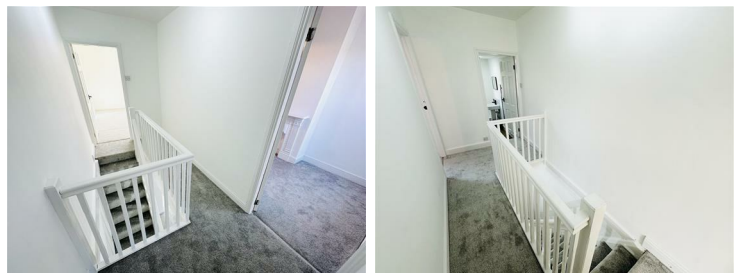
11'8 x 11'3

Double glazed access door to the rear elevation. Radiator. Stairs to first floor.



Landing

Doors to bedrooms and bathroom.



Kitchen

9'9 x 6'9

Range of wall, drawer base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset electric oven with four ring gas hob and hood above. Space for Washing Machine & Fridge Freezer.

Master Bedroom

12'2 x 11'9

Double glazed window to the front elevation. Radiator. Feature cast iron fireplace.



Externally - Front
Enclosed front entrance area.

Bedroom Two

12'1 x 6'3

Double glazed window to the rear elevation. Radiator. Feature cast iron fireplace.



Externally - Rear
Enclosed rear yard with paved patio. Garden Shed.



Bathroom

9'9 x 6'9

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

Extra Information

Tenure: Freehold

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: B

Ground Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 73.4 sq. metres (789.6 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 66 | |
| (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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