



VINCENT JAMES  
ESTATE AGENTS

3 SANDEMAN CRESCENT,  
NORTHWICH, CW8 4ZG

£350,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented DETACHED FAMILY HOME located on the popular WINNINGTON VILLAGE development. Built by TAYLOR WIMPEY the accommodation includes: Hallway. WC, Lounge, Open Plan Kitchen / Diner / Living Space to the ground floor and FOUR BEDROOMS, bathroom and ensuite to the first floor. Externally there are front and rear gardens, off road parking and INTEGRATED GARAGE. \*\*\*NO CHAIN\*\*\*

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# 3 SANDEMAN CRESCENT, NORTHWICH, CW8 4ZG

## Entrance Hallway

Accessed via front entrance door. Laminate flooring. Radiator. Stairs to the first floor. Doors to Lounge, Garage, WC and Kitchen Diner.



## WC

Low level WC and wash hand basin. Double glazed window to the front elevation. Radiator. Laminate flooring. Inset Spotlights.



## Landing

Double glazed window to the front elevation. Radiator. Loft access. Doors to all bedrooms and bathroom. Storage cupboard.



## Lounge

18'0 x 10'4

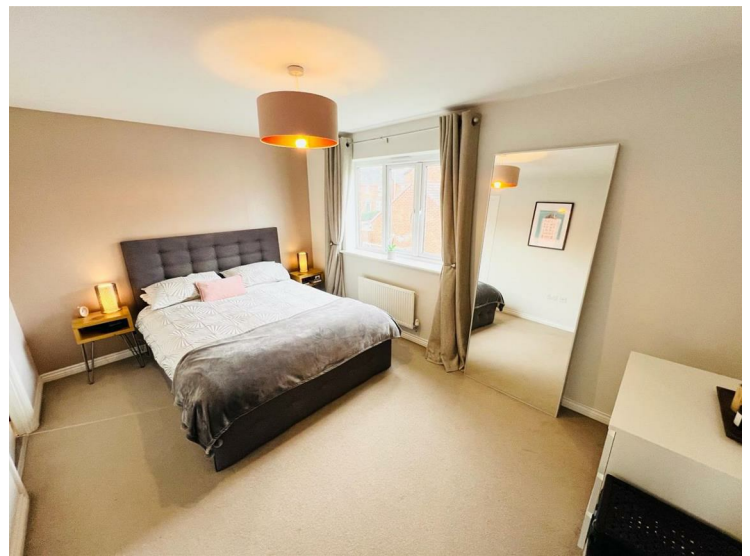
Double glazed bay window to the front elevation. Two radiators. Opening to the Kitchen.



## Master Bedroom

14'2 x 9'9

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



## Kitchen Diner / Living Space

26'1 x 9'7

Fitted with a range of wall, drawer and base units with worksurfaces above. Integrated washing machine, dishwasher and fridge freezer. Inset six burner hob with extractor fan above. Inset high level double oven. Two double glazed windows to the rear elevation. Double glazed French doors to the rear elevation. Laminate flooring.

## En-Suite

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Radiator.



### Bedroom Two

11'6 x 9'9

Double glazed window to the rear elevation. Radiator.



### Bedroom Four

8'8 x 8'3

Double glazed window to the front elevation. Radiator.



### Bedroom Three

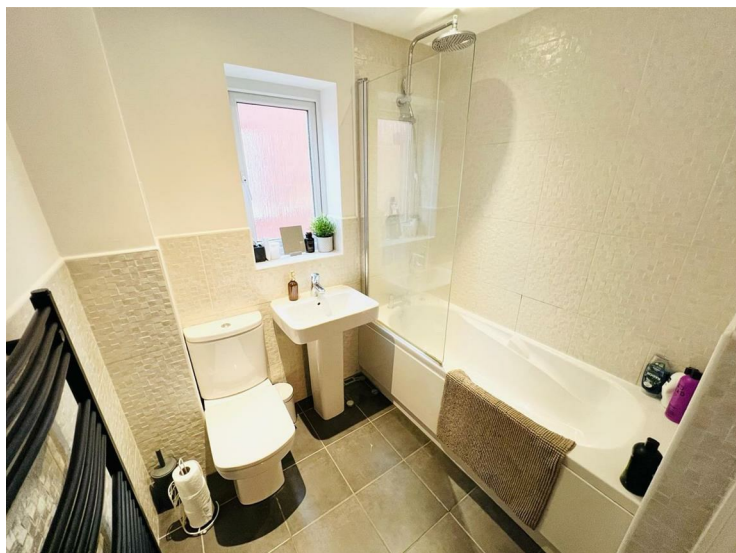
11'6 x 10'7

Double glazed window to the front elevation. Radiator.



### Family Bathroom

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



### Garage

Up and over door to the front elevation. Power light and wall mounted boiler.

### Externally - Front

Off road parking for two cars. Gravelled front garden.

### Extra Information

Tenure: Freehold

Length of lease: Approx: N/A

Annual Ground Rent: N/A

Service Charge: Approx £95 per annum

Service Charge Review Period: TBC

Council Tax Band: E

### Freehold Information

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

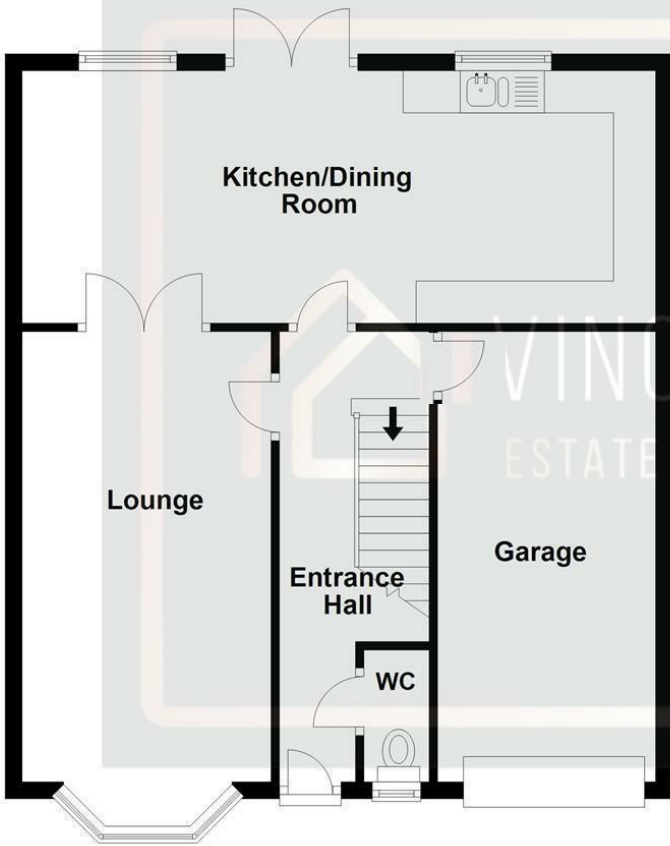


### Externally - Rear

Enclosed rear garden with paved patio leading to a lawned garden. Gated access.

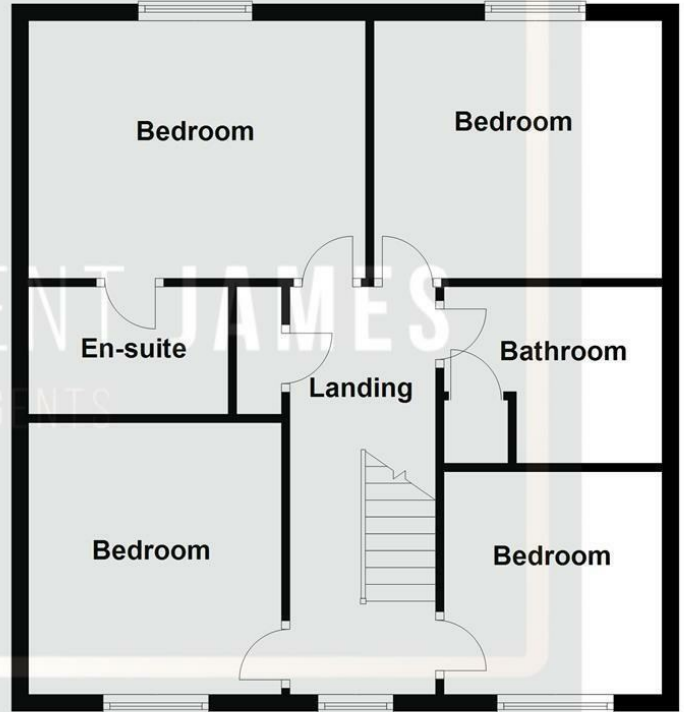
### Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)

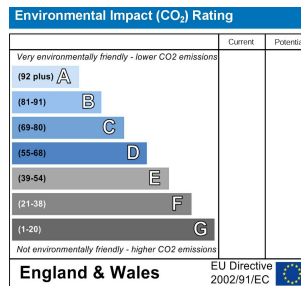
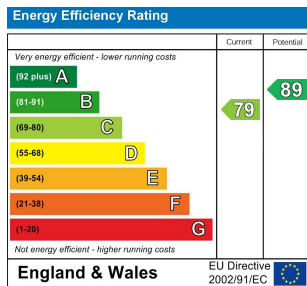


### First Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 123.7 sq. metres (1331.2 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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