



VINCENT JAMES
ESTATE AGENTS

30 DRILLFIELD ROAD,
NORTHWICH, CW9 5HT

£249,950



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this spacious THREE STOREY TOWNHOUSE located within WALKING DISTANCE of Northwich Town Centre. The accommodation includes: Hallway, WC, Lounge Diner and Kitchen to the ground floor, to the first floor there are TWO BEDROOMS and bathroom and to second floor there are TWO FURTHER BEDROOMS and Ensuite Shower Room. Externally there is an enclosed rear garden and parking for two cars.

WWW.VINCENTJAMESSTATEAGENTS.CO.UK

Entrance Hallway

Accessed via double glazed front entrance door. Laminate Flooring. Doors to WC, Kitchen & Lounge. Radiator.

WC

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

Kitchen

11'9 x 6'3

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless sink and mixer tap. Integrated Dishwasher & Fridge Freezer. Space for Washing Machine. Inset electric oven with four ring induction hob and extractor fan above. Part tiled walls. Double glazed window to the front elevation.



Lounge / Dining Room

16'6 x 13'2 max

Double glazed French doors to the rear elevation. Radiator. Feature fireplace with inset gas fire. Storage cupboard.



First Floor Landing

Inset spotlights. Radiator. Doors to bedrooms and bathroom. Stairs to second floor.

Bedroom

13'2 x 10'5

Two double glazed windows to the rear elevation. Two radiators.



Bedroom

13'2 x 8'9

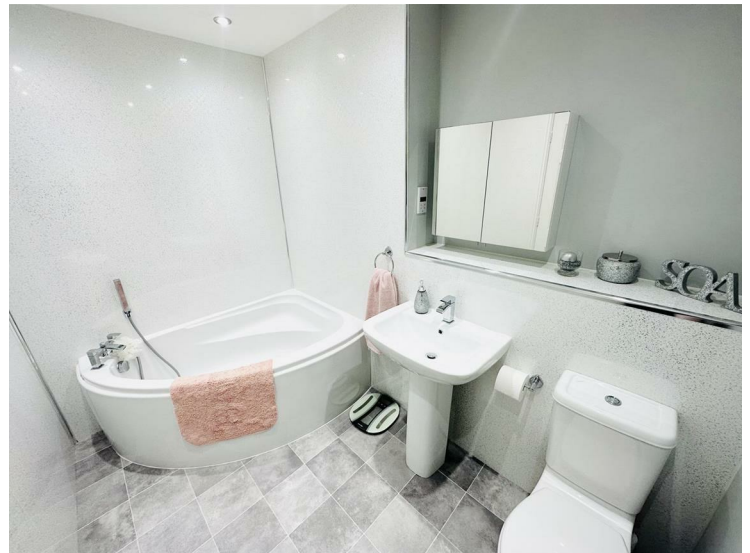
Two double glazed windows to the front elevation. Two radiators.



Bathroom

8'9 x 5'4

Low level WC, wash hand basin and corner bath with shower attachment. Inset spotlights. Heated towel rail. Shaver point.



Second Floor Landing

Loft access. Doors to bedrooms. Cupboard housing boiler. Storage Cupboard.

Bedroom One

13'2 x 11'9 max

Two double glazed windows to the rear elevation. Two radiators. Door to Ensuite.



Ensuite

7'4 x 6'4

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



Bedroom

13'2 x 8'9

Two double glazed windows to the front elevation. Two radiators.



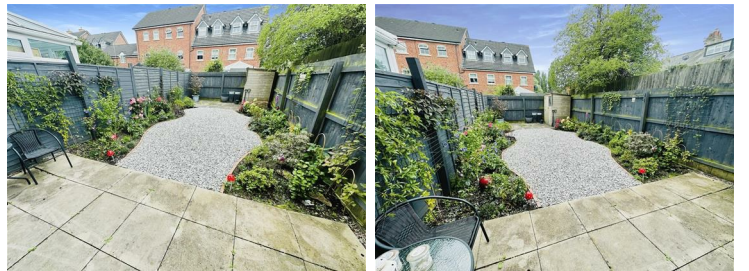
Externally - Front

Parking for two cars.



Externally - Rear

Paved patio leading to gravelled garden. Planting borders. Garden Shed. Access gate to front elevation.



Extra Information

Tenure: Leasehold

Length of lease: 250 years

Annual Ground Rent: £250 per year

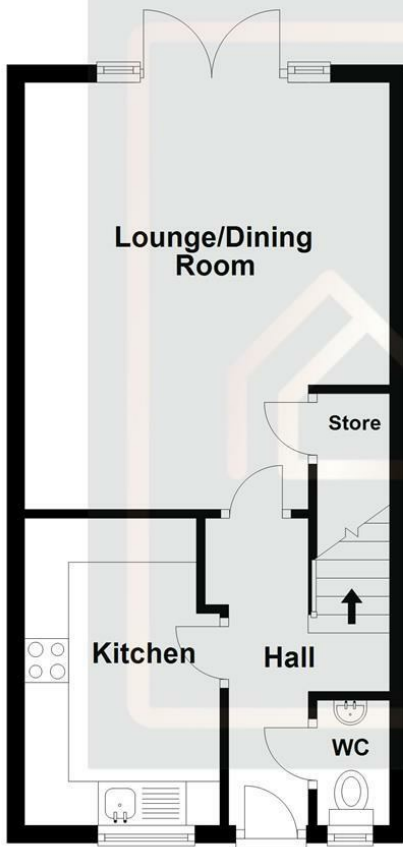
Service Charge: £132 per year

Service Charge Review Period: TBC

Council Tax Band: D

Ground Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



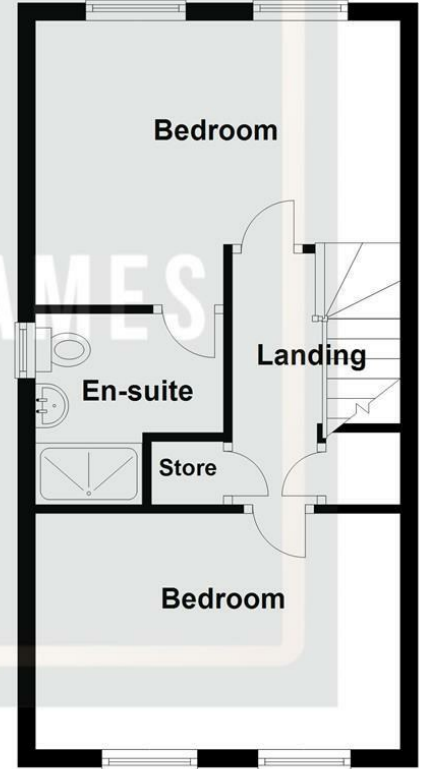
First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Second Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 104.5 sq. metres (1124.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(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	

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.

87 WITTON STREET
 NORTHWICH
 CHESHIRE
 CW9 5DR
 01606 663939
 HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK