



VINCENT JAMES
ESTATE AGENTS

11 BLENHEIM CLOSE, KINGSMEAD,
NORTHWICH, CW9 8FB

£275,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superbly presented SEMI-DETACHED FAMILY HOME located on the popular KINGSMEAD development. The accommodation of this property includes: Hallway, Lounge, Dining Room, WC, & Kitchen to the ground floor and THREE BEDROOMS and Family Bathroom to the first floor. Externally there are well maintained front and rear gardens, DRIVEWAY providing off road parking and a DETACHED GARAGE. Call us now to book your viewing!

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Entrance Hallway

Accessed via front entrance door. Access to WC and Lounge. Storage cupboard.

WC

Low level WC. Hand wash basin with splashback. Double glazed frosted window to side elevation. Radiator.

Lounge

15'2" x 15'1"

Double glazed window to front and side elevations. Two radiators. Feature fireplace. Access to dining room. Staircase.



Dining Room

8'10" x 8'6"

Double glazed french doors to rear. Radiator.



Kitchen

8'5" x 6'1"

Fitted with a range of wall, drawer and base units with worksurfaces above. Integral oven with four ring gas hob and extractor above. Vinyl flooring. Part tiled walls. Space for Fridge Freezer and Washing Machine. Inset sink with stainless steel tap and drainer. Wall mounted boiler. Double glazed window to rear elevation.



Landing

Double glazed frosted window to side elevation. Storage cupboard. Access to all bedrooms and bathroom. Loft access.



Master Bedroom

12'2" x 8'7"

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



Detached Garage

Power & light. Up & over door.

Externally - Front

Lawned garden. Driveway providing off road parking leading to detached garage. Gated side access to rear.



Bedroom Two

9'9" x 8'8"

Double glazed window to rear elevation. Radiator.



Externally - Rear

Lawned garden with fencing and paved patio area. Gated side access to rear.



Bedroom Three

8'9" x 6'6"

Double glazed window to side elevation. Radiator.

Bathroom

Panelled bath with overhead shower. Low level WC. Hand wash basin splashback. Part tiled walls. Vinyl flooring. Double glazed frosted window to rear elevation.

Extra Information

Tenure: Freehold

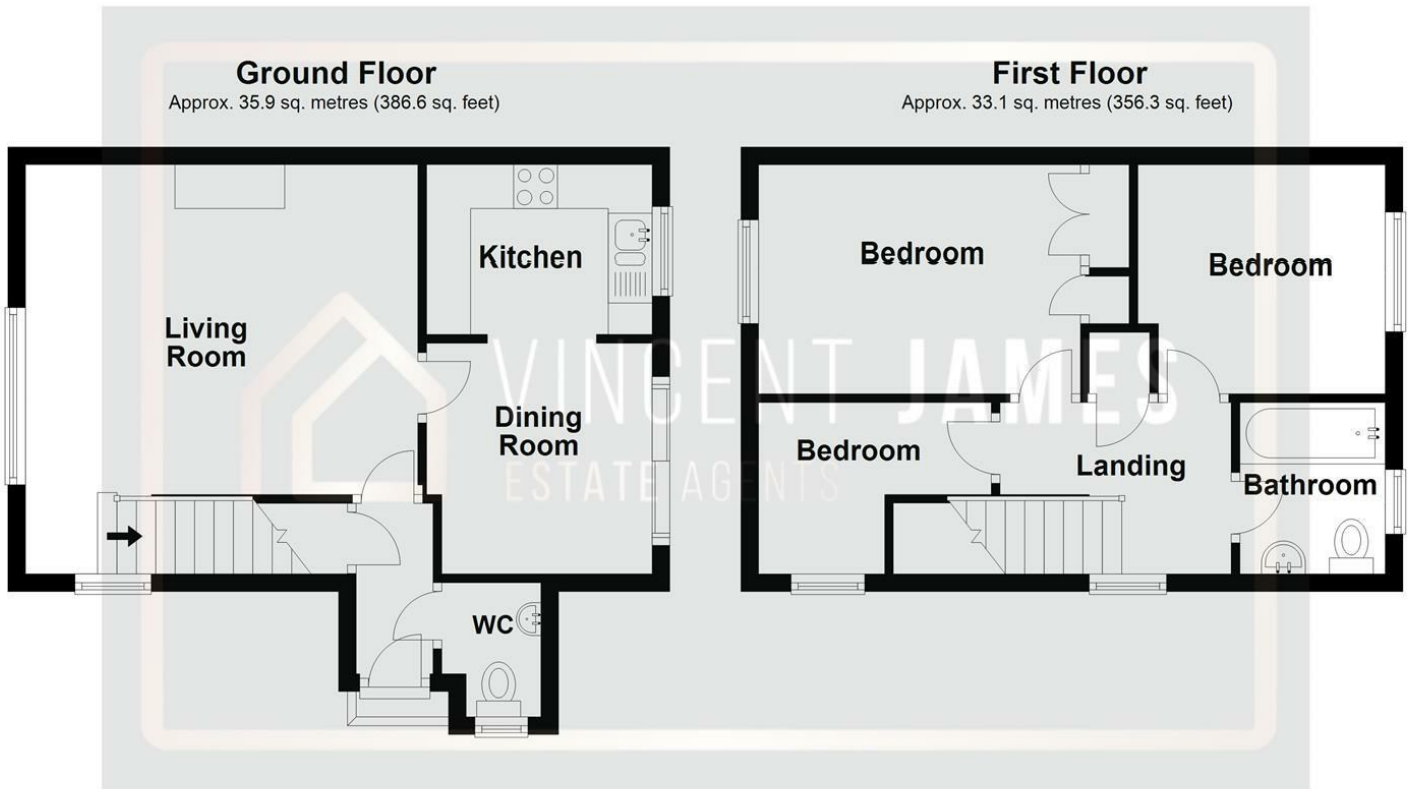
Length of lease: N/A

Annual Ground Rent: N/A

Maintenance Charge: £99.09

Maintenance Charge Review Period: per annum

Council Tax Band: C



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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	

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