



VINCENT JAMES
ESTATE AGENTS

8 OAKLEIGH RISE,
NORTHWICH, CW8 4XE

£240,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SEMI DETACHED BUNGALOW located in WINNINGTON. The well presented accommodation includes: Hallway, Kitchen, Lounge, Conservatory, Two Bedrooms & Bathroom. Externally there is a DRIVEWAY providing off-road parking, DETACHED GARAGE and an enclosed rear garden. Call now to book your viewing!

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Entrance Vestibule

Double glazing to side elevations. Accessed via front entrance door. Access to Hallway.

Hallway

Accessed via front entrance door. Radiator. Loft access. Storage cupboard. Doors to Lounge, Kitchen, Bedrooms & Bathroom.

Kitchen

8'7 x 8'6

Fitted with a range of wall and base units with work surfaces over. Stainless steel sink unit and drainer. Inset fridge & freezer. Space for a washing machine, and oven. Heated towel rail. Double glazed window to the rear and front elevations.



Lounge

16'9 x 10'4

Feature fireplace. Radiator. Double glazed door with uPVC glass panels to either side providing access to the conservatory.



Conservatory

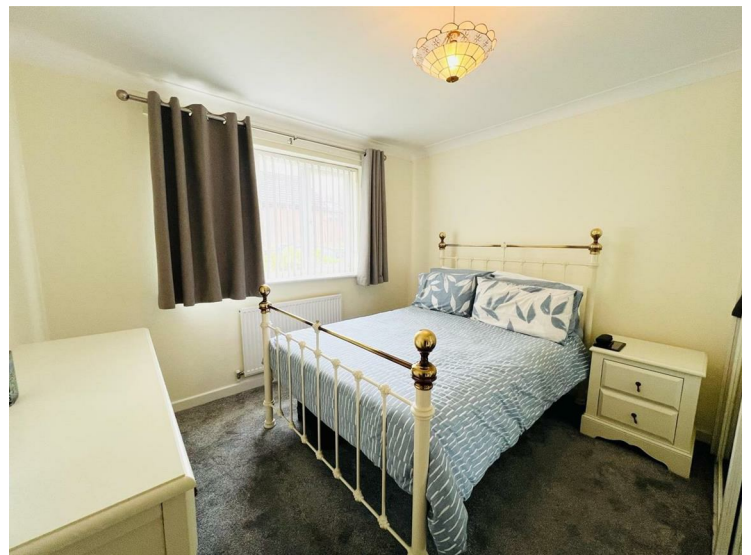
Double glazing to side and rear elevations. Radiator. Brick and uPVC construct with uPVC French doors to the front elevation leading to the rear garden. Wood effect flooring.



Master Bedroom

10'9 x 10'3

Double glazed window to side elevation. Radiator. Built in wardrobe.



Bedroom Two

8'7 x 7'4

Double glazed windows to side elevation. Radiator. Built in wardrobe.



Externally - Rear

Paved patio area with fencing. Planting borders. Gated side access.

Bathroom

Low level WC, wash basin in vanity unit, walk in shower cubicle with shower head attachment. Fully tiled walls. Heated towel rail. Double glazed frosted window to the front elevation.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: C

Detached Garage

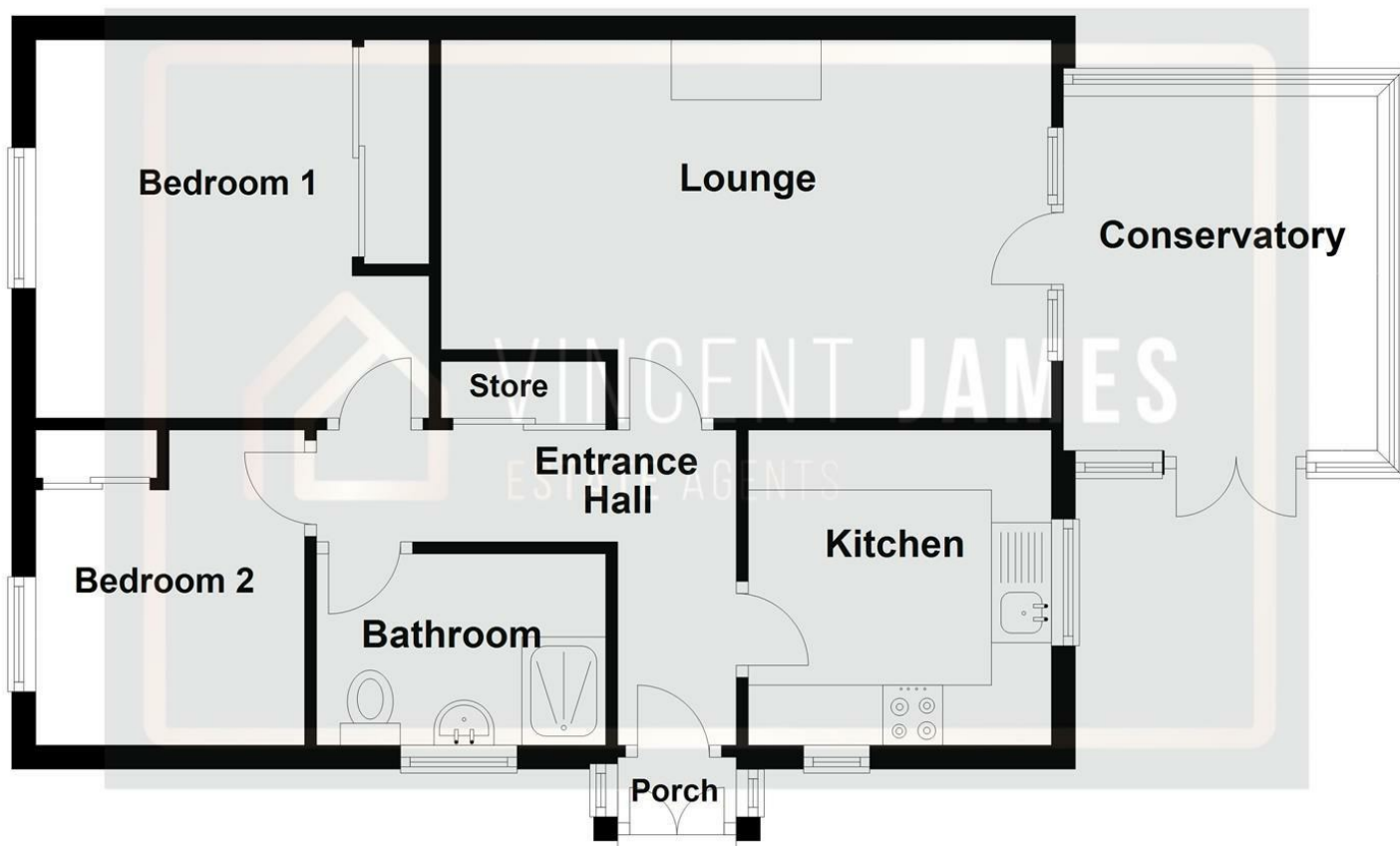
Up & over door. Power & light.

Externally - Front

Driveway providing ff road parking and gravelled front garden. Access gate to the rear elevation.

Ground Floor

Approx. 58.4 sq. metres (629.1 sq. feet)



Total area: approx. 58.4 sq. metres (629.1 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		65	
(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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