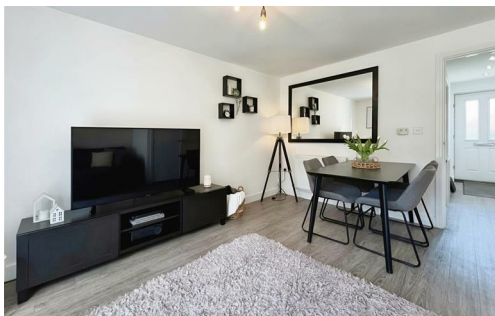




VINCENT JAMES
ESTATE AGENTS

24 LEACH DRIVE, WINNINGTON
VILLAGE,
NORTHWICH, CW8 4YW
£240,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SUPERBLY PRESENTED and HIGH SPECIFICATON semi detached built by Taylor Wimpey located on the popular WINNINGTON VILLAGE development. The accommodation of this stunning home includes: Hallway, WC, Kitchen and Lounge Diner to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there is an enclosed REAR GARDEN and allocated parking for TWO CARS. ***FREEHOLD***

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Entrance Hallway

Accessed via double glazed entrance door. Laminate flooring. Stairs to first floor. Upgraded inset spotlights. Radiator. Doors to WC, Kitchen & Lounge / Dining Room.



Lounge Diner

14'3 x 14'2

Double glazed French doors to the rear elevation, Laminate flooring. Radiator. Storage Cupboard.



WC

6'2 x 3'2

Low level WC and wash hand basin. Heated towel rail. Upgraded inset spotlights. Laminate Flooring. Double glazed window to the side elevation.

Kitchen

11'1 x 7'2

Fitted with a range of top of the range wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Integrated Dishwasher, Washer Dryer and Fridge Freezer. Inset high level oven and microwave. Inset gas hob with extractor fan above. Cupboard housing boiler. Fitted Under Counter Lighting. Feature LED Kick Board Lighting. Feature over cupboard LED Lighting. Inset Spotlights. Double glazed window to the front elevation. Laminate flooring. Radiator.

Landing

Doors to bedrooms and bathroom.



Master Bedroom

13'6 x 7'8

Double glazed window to the rear elevation. Radiator.



Bedroom Two

9'9 x 7'8

Double glazed window to the front elevation. Radiator.



Bedroom Three

8'9 x 6'2

Double glazed window to the rear elevation. Radiator.



Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the front elevation. Upgraded tiled walls and floor. Inset spotlights.



Externally - Front

Allocated parking for two cars.



Externally - Rear

Enclosed garden with paved patio leading to lawned garden. Access gate.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: N/A

Council Tax Band: C

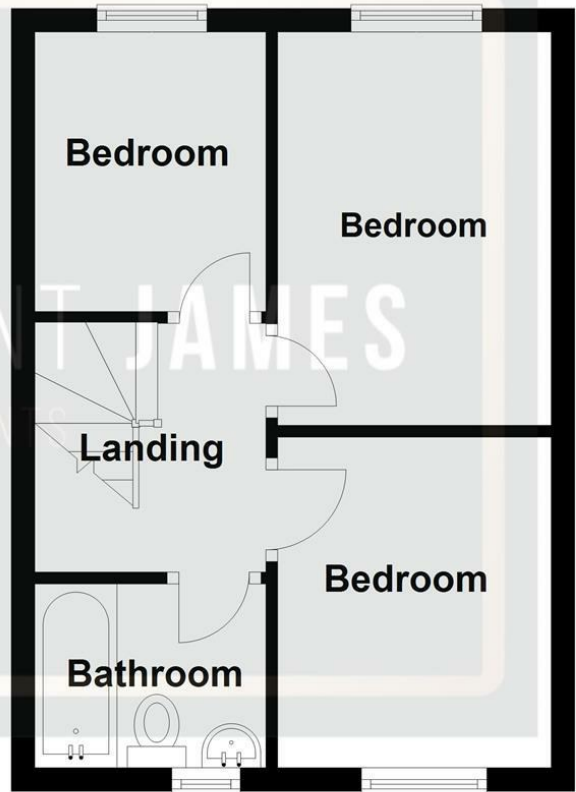
Ground Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 55.0 sq. metres (591.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		78	
(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	

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