



VINCENT JAMES
ESTATE AGENTS

34 WITHINGTON CLOSE,
NORTHWICH, CW9 8BD

£250,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented MEWS property located on the ever popular LEFTWICH development! The accommodation includes: Hallway, WC, Kitchen and Lounge Diner to the ground floor and THREE BEDROOMS, EN-SUITE and Bathroom to the first floor. Externally there is a garage and enclosed garden with private land to the rear elevation and a driveway leading to additional off-road parking to the front elevation. Call us now to book your viewing!

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Hallway



Accessed via Double glazed UPVC door to front elevation, radiator and staircase leading to first floor. Access to kitchen, lounge diner and WC.

WC



Double glazed frosted window to front elevation. Low level WC, Hand Wash Basin with vanity unit and radiator.

Kitchen



9'1 x 6'5

Double glazed window to front elevation. Part tiled walls, fitted with a range of wall, drawer and base units with worksurface above, stainless steel sink and drainer with taps. Integrated oven with hob and extractor above. Integral Fridge Freezer. Wall mounted boiler. Part tiled walls.

Lounge Diner



13'6 x 10'1 (6'9)

Double glazed french doors to rear. Double glazed window to rear. Two radiators. Storage cupboard.

Landing

Loft access. Access to all bedrooms and bathroom. Radiator. Storage cupboard.

Master Bedroom



11 x 10'4

Double glazed window to front elevation. Radiator. Access to en-suite.

En-Suite



Double glazed frosted window to front elevation. Radiator. Shower cubicle. Low level WC. Hand wash basin. Part tiled walls.

Bedroom Three



6'9 x 6'2
Double glazed window to rear elevation. Radiator.

Bedroom Two



13'8 x 9'3
Double glazed window to front and rear elevation. Built in wardrobes. Radiator.

Bathroom



Fully tiled walls. Panelled bathtub. Low level WC. Wash hand basin. Radiator. Double glazed frosted window to rear elevation.

Detached Garage

Up and over door to the front elevation. Power & Light. Courtesy Door to the side elevation.

Externally - Front



Driveway providing off road parking, Lawned garden.
Access gate to the rear elevation and garage.

Externally - Rear



Enclosed space with paved patio leading to private land
with an abundance of mature planting and trees. Access
to garage.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

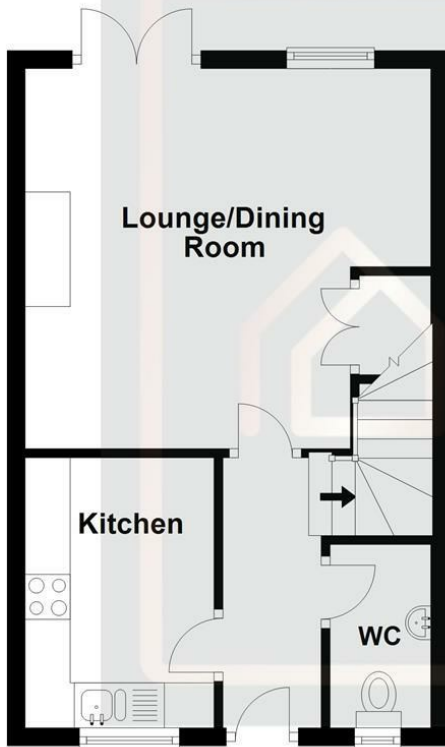
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D

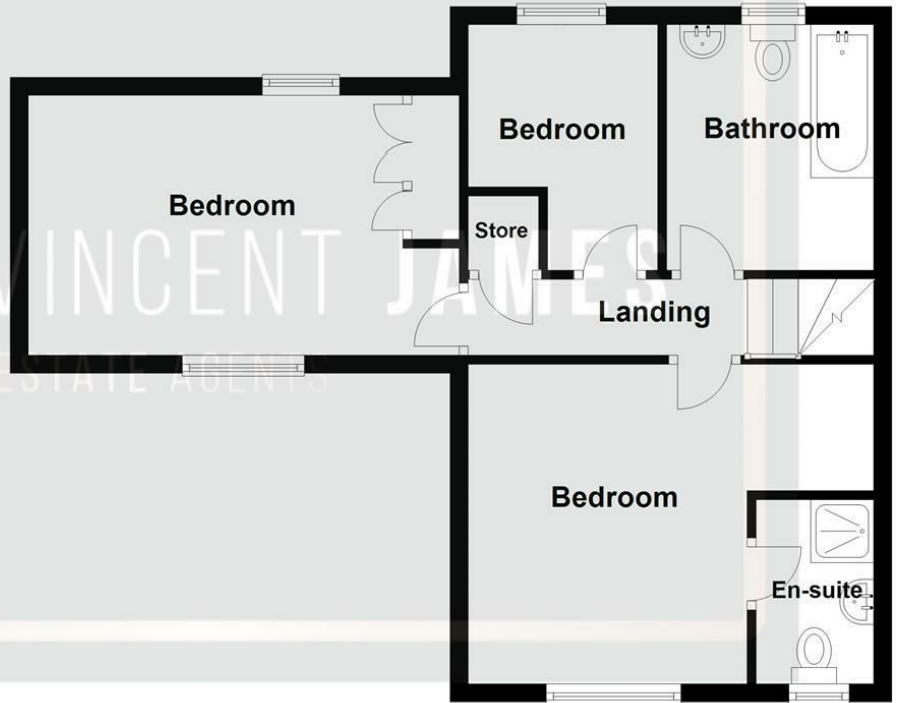
Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)

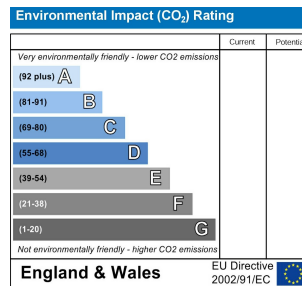
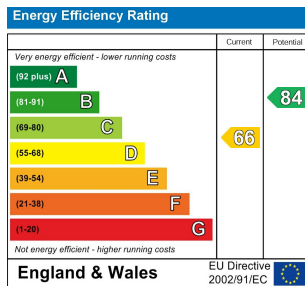


First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 79.9 sq. metres (859.5 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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