



VINCENT JAMES
ESTATE AGENTS

29 FLORENCE WAY,
WINSFORD, CW7 3SJ

25% SHARED OWNERSHIP - £50,000



25% SHARED OWNERSHIP VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented SEMI-DETACHED property located on the ever popular SAPLINGS development in WINSFORD! The accommodation includes: Hallway, WC, Kitchen Diner and Lounge to the ground floor and THREE BEDROOMS and Bathroom to the first floor. Externally there is an enclosed garden to the rear elevation and off road parking and garden to the front elevation. Call us now to book your viewing!

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Entrance Hallway



Accessed via front entrance door. Inset spotlights. Access to WC, Kitchen Diner and Lounge. Staircase. Storage Cupboard and radiator.

WC

Low level WC, Wash Hand Basin with splashback and radiator. Tiled floor. Double glazed frosted window to front elevation.

Kitchen Diner



14'7 x 8'1

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset Oven with four ring electric hob and extractor above. Integral sink with mixer tap. Integrated Fridge Freezer, Washing Machine and Inset spotlights. Cupboard housing boiler. Double glazed window to front elevation.

Lounge



15 x 11

Double glazed french doors to rear elevation. Radiator. Feature media wall.

Landing



Loft access. Access to all bedrooms and family bathroom. Radiator and storage cupboard.

Master Bedroom



11'6 x 8'1

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

En-Suite



Part tiled walls. Three piece suite comprising of shower cubicle, hand wash basin and low level WC. Heated towel rail. Inset spotlights.

Bedroom Two



9'7 x 8
Double glazed window to front elevation. Radiator.

Bedroom Three



7'7 x 6'2
Double glazed window to rear elevation. Radiator.

Family Bathroom



Part tiled walls. Double glazed frosted window to front elevation. Inset spotlights. Panelled bath with shower overhead. Low level WC, hand wash basin and heated towel rail.

Externally - Front



Driveway providing two spaces. Paved walkway. Gated side access.

Externally - Rear



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

Extra Information

Tenure: 25% Shared Ownership

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: Inc within rent

Service Charge Review Period: TBC

Council Tax Band: C

Shared Ownership Information

Shared ownership price: £50,000 @ 25%

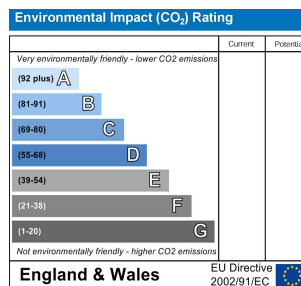
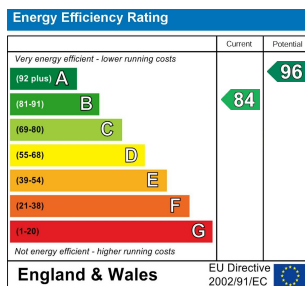
Shared ownership rent: £362.56 per month



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FLOORPLAN COMING SOON



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