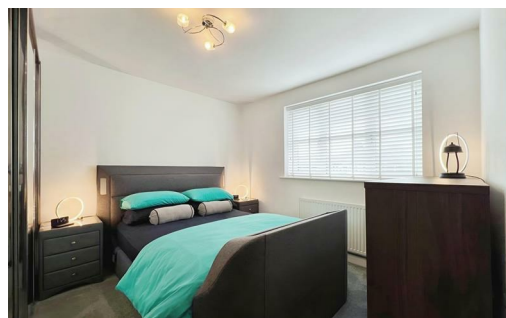




VINCENT JAMES  
ESTATE AGENTS

6A BRAEMAR AVENUE,  
NORTHWICH, CW9 7BB

£360,000



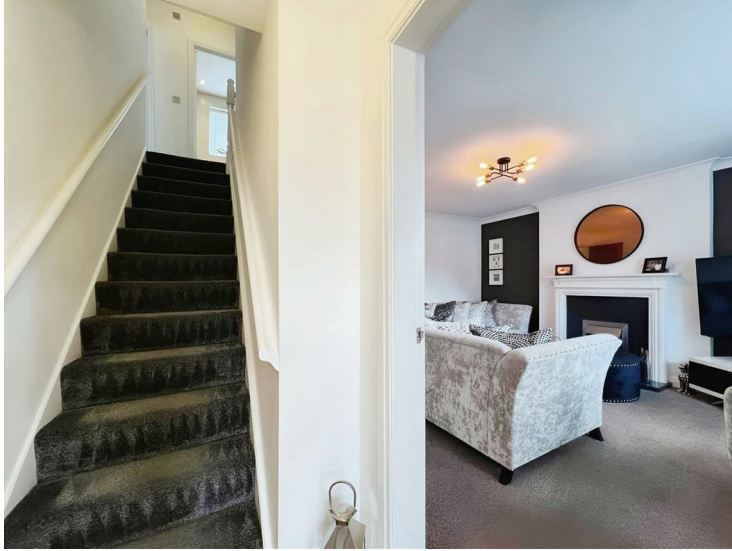
VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented DETACHED FAMILY HOME located in RUDHEATH. The accommodation of this truly beautiful home includes: Entrance Vestibule, Hallway, Garage Lounge, Bedroom Four / Study, WC, Open Plan Kitchen Diner, Shower Room and Utility Room to the ground floor and FOUR ADDITIONAL BEDROOMS, bathroom and ensuite to the first floor. Externally there is off road parking to the front elevation and an enclosed landscaped garden. Call us now to book your viewing!

[WWW.VINCENTJAMESSTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESSTATEAGENTS.CO.UK)

### Entrance Vestibule

Accessed via double glazed front entrance door. Double glazed window to the side elevation. Access to garage. Wood flooring. Opens to Hallway. Inset spotlights.

### Hallway



Staircase leading to first floor. Wood flooring. Access to lounge.

### Lounge



13'3 x 13'1

Double glazed modern bay window to front elevation. Feature electric fireplace. Radiator. Modern light fitting. Access to Kitchen Diner.

### Kitchen Diner



19'9 x 8'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Wood effect and part tiled flooring. Breakfast bar. Inset Spotlights. Integral Electric oven with four ring gas hob and cylinder island extractor above. Integrated Dishwasher. Feature sink with mixer tap and inset drainer. Space for Fridge Freezer. Part tiled walls.

Radiator. Double glazed windows to the rear and side elevations. Understair storage cupboard. Access to Utility Room and Bedroom Four / Study.

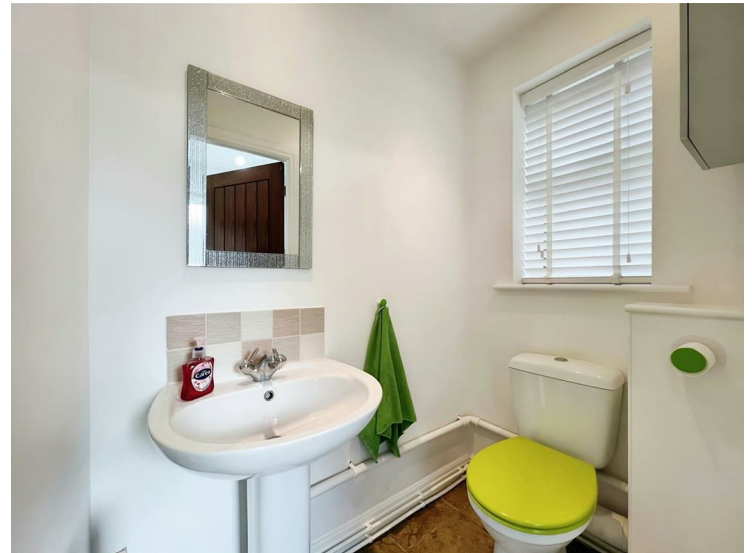
### Utility Room



4'8 x 4'8

Built in storage and worksurface. Tiled floor. Access door to rear garden. Access to WC. Space for Washing Machine and Tumble Dryer. Wall mounted boiler. Part tiled walls.

### WC



Fully tiled floors. Low level WC. Radiator. Hand wash basin with tiled splashback. Double glazed frosted window to side elevation. Inset spotlights.

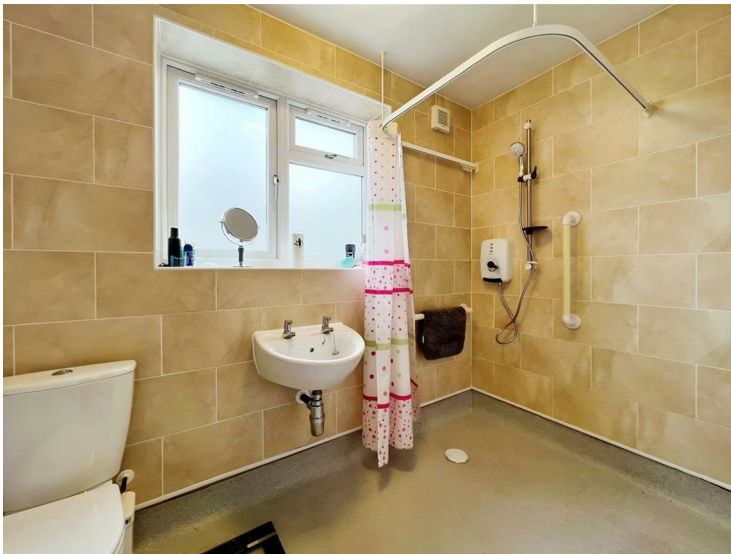
### Bedroom Four / Study



9'6 x 8'9

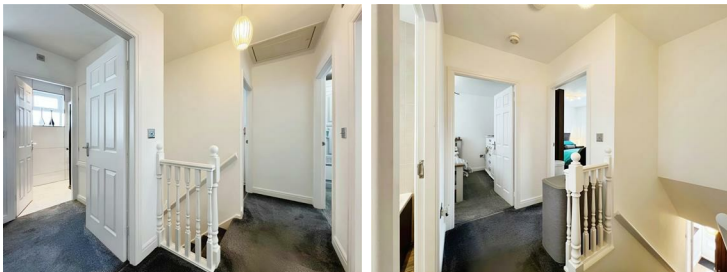
Double glazed french doors to side elevation. Radiator. Loft access. Access to shower room.

### Shower Room



Low level WC. Hand wash basin. Fully tiled walls. Double glazed frosted window to rear elevation. Radiator. Stand in open shower with railing.

### Landing



Loft access. Access to four bedrooms and family bathroom.

### Master Bedroom



11'1 x 10'3

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

### En-Suite



Marble effect flooring. Stand in shower cubicle with rainfall head attachment. Fully tiled feature walls. Low level WC. Hand wash basin with vanity unit. Double glazed frosted window to front elevation. High level radiator. Inset spotlights.

### Bedroom Two



13'1 x 8'5  
Double glazed window to front elevation. Radiator.

### Bedroom Three



11'1 x 9  
Double glazed window to rear. Radiator.

### Bedroom Five



9 x 8'8  
Double glazed window to rear elevation. Radiator.

### Family Bathroom



Double glazed frosted window to rear elevation. Bathtub. Low level WC. Hand wash basin with vanity unit. Radiator. Inset spotlights. Fully tiled walls.

### Garage

Roller electric door. Power and light.

### Externally - Front



Driveway providing three spaces. Lawned garden. Paved walkway. Two gated access points to rear.

## Externally - Rear



Landscaped with turf. Paved patio area and wooden decking. Planting beds. Storage shed.

## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

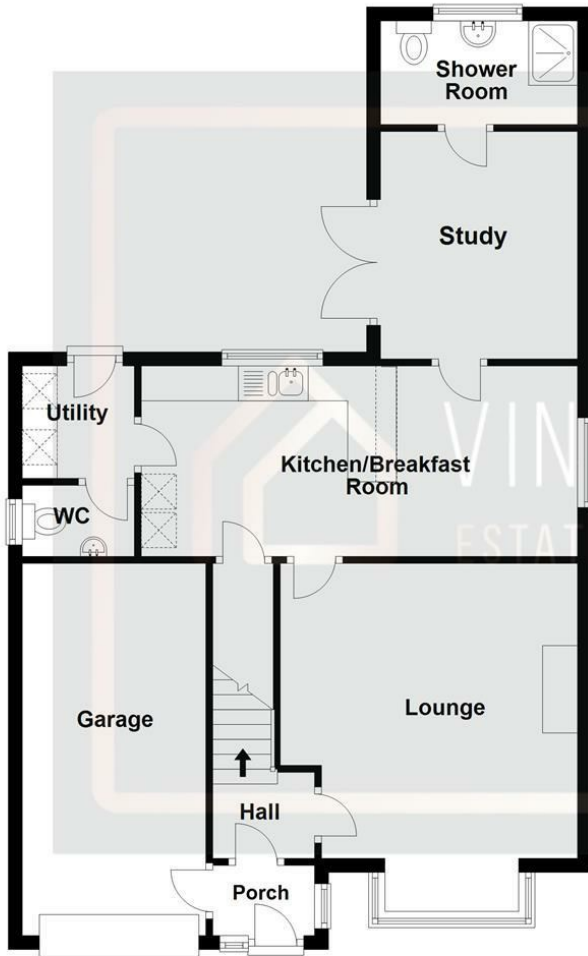
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D

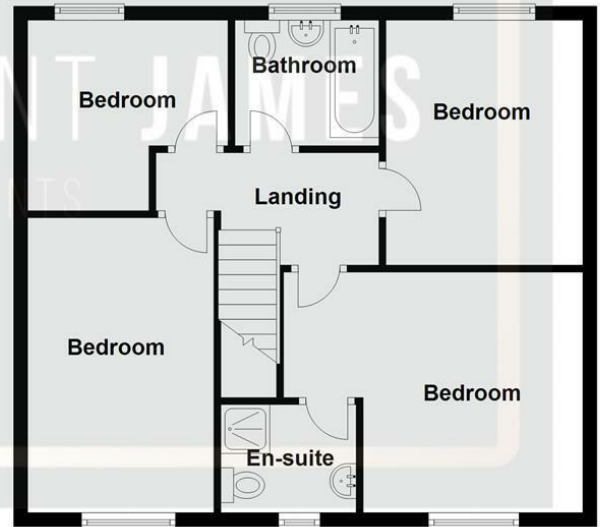
### Ground Floor

Approx. 75.3 sq. metres (810.9 sq. feet)



### First Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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