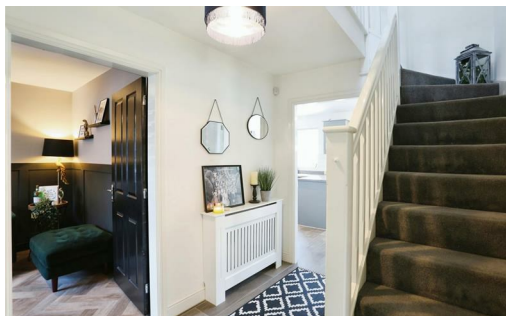




VINCENT JAMES
ESTATE AGENTS

5 HULME DRIVE, WINNINGTON
VILLAGE,
NORTHWICH. CW8 4SG
£385,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED family home located on QUIET CUL DEL SAC on the ever popular WINNINGTON VILLAGE development. Built by Morris Homes to their "Staunton" design the accommodation includes Porch, Hallway, WC, Lounge, Family Room / Snug, Kitchen Diner and Utility Room to the ground floor and FOUR BEDROOMS, bathroom & ensuite to the first floor. Externally there are front and rear gardens, off road parking and DETACHED GARAGE. ***FREEHOLD***

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Entrance Hallway

Accessed via front entrance door. Radiator. Wall mounted alarm panel. Feature wall panelling. Door to Inner Hallway. Tiled Wooden Effect Flooring.

Inner Hallway

Stairs to first floor. Doors to WC, Lounge, Snug & Kitchen Diner. Tiled Wooden Effect Flooring. Radiator.



WC

5'3 x 4'6

Low level WC and Wash Hand Basin. Tiled Wooden Effect Flooring. Radiator. Double glazed window to the front elevation.



Lounge

19'8 x 10'7

Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Door to Kitchen Diner.



Snug

9'4 x 9'1

Double glazed window to the front elevation. Herringbone Style Vinyl Flooring. Radiator.



Kitchen Diner

16'8 x 12'3

Fitted with a range of wall, drawer and base units with worksurfaces above. Undercounter Lighting. Part tiled walls. Inset stainless steel sink and drainer with mixer tap. Integrated Fridge & Dishwasher. Inset electric oven with gas hob and extractor fan above. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Storage Cupboard. Door to Utility Room.



Utility Room

8'9 x 5'2

Range of base units with worksurfaces above. Inset sink. Cupboard housing boiler. Space for Washing Machine & Tumble Dryer. Part tiled walls. Double glazed door to the side elevation.



Landing

Loft access. Cupboard housing hot water tank. Loft access with ladder leading boarded loft with power & light.



Bedroom Two

9'2 x 9'6

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.



Master Bedroom

15'4 x 10'9

Double glazed window to the front elevation. Radiator. Fitted wardrobes.



Bedroom Three

11'2 x 9'6

Double glazed window to the front elevation. Radiator.



Ensuite Shower Room

9'7 x 4'1

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled Flood. Double glazed window to the rear elevation. Inset spotlights.



5 HULME DRIVE, WINNINGTON VILLAGE, NORTHWICH, CW8 4SG

Bedroom Four

8'7 x 6'2

Double glazed window to the rear elevation. Radiator.



Externally - Rear

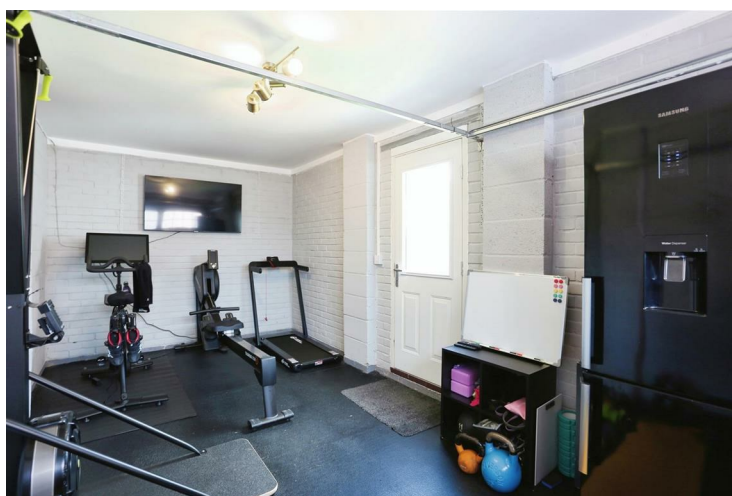
Enclosed rear garden. Paved Patio leading to lawned garden. Raised planting borders. Feature decked area with bespoke pergola. Access gate to the driveway.



Detached Garage

17'6 x 9'2

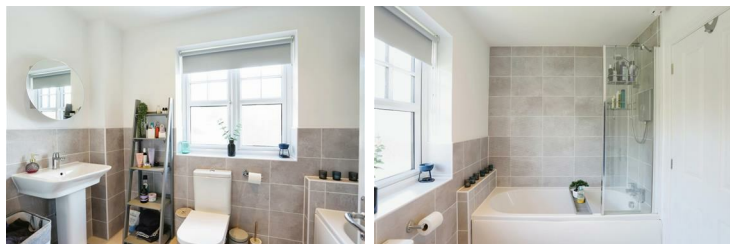
Up and over door to the front elevation. Courtesy Door to the side elevation. Power & Light.



Bathroom

5'9 x 9'4

Low level WC, wash hand basin and panelled bath. Part Tiled Walls. Tiled Floor. Double glazed window to the rear elevation. Inset spotlights.



Externally - Front

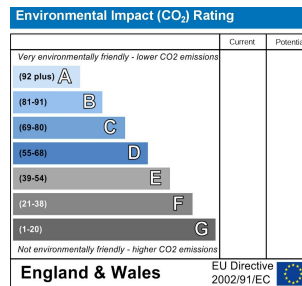
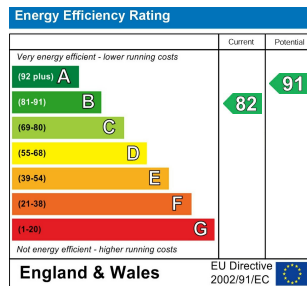
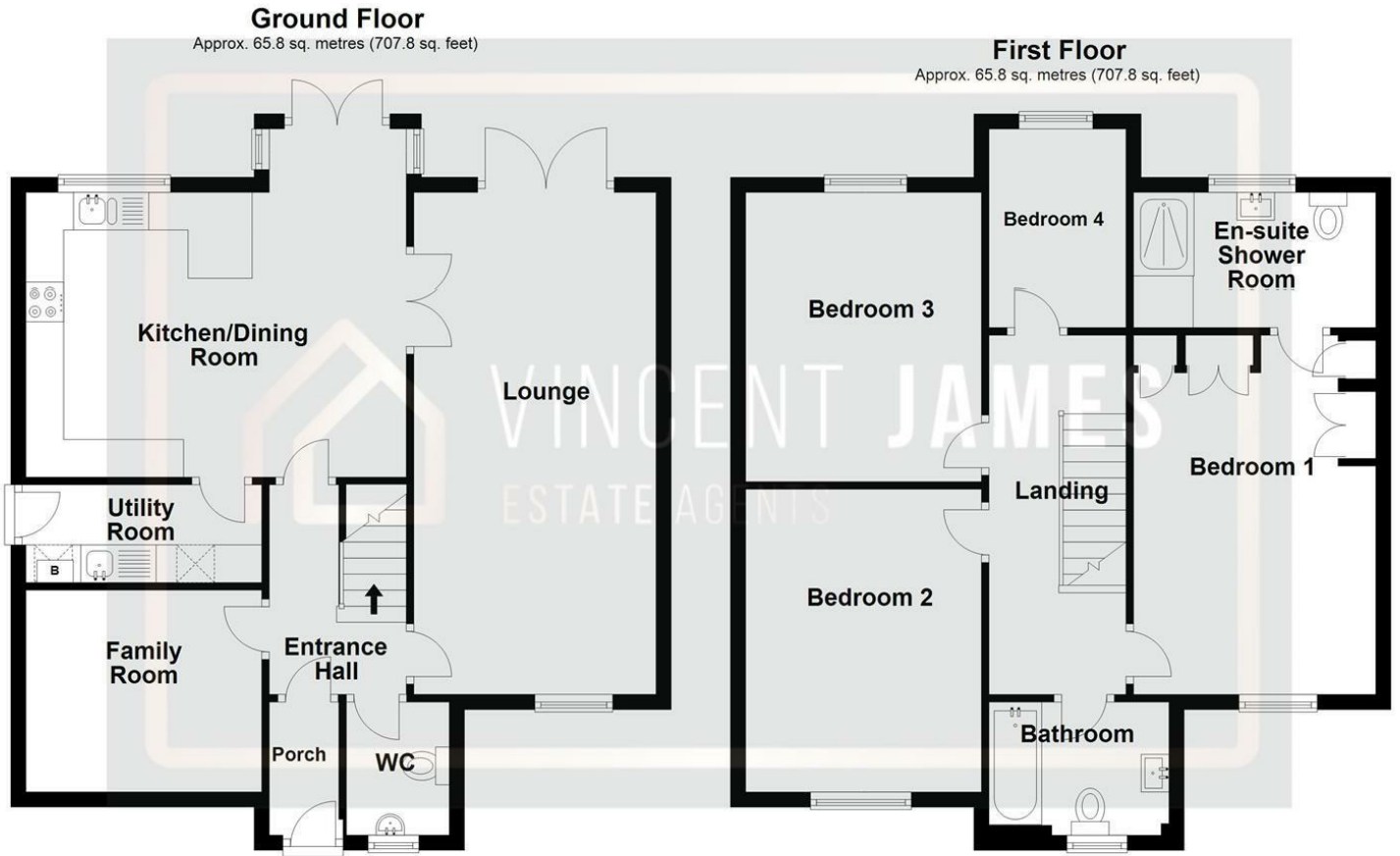
Lawned Garden. Driveway providing off road parking,



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: E

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