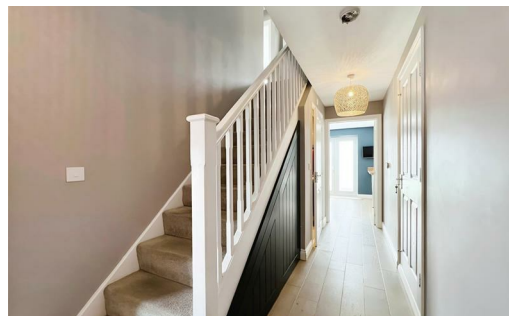




VINCENT JAMES
ESTATE AGENTS

6 WILLIAMS ROW, WINNINGTON
VILLAGE,
NORTHWICH, CW8 4ZH

£360,000

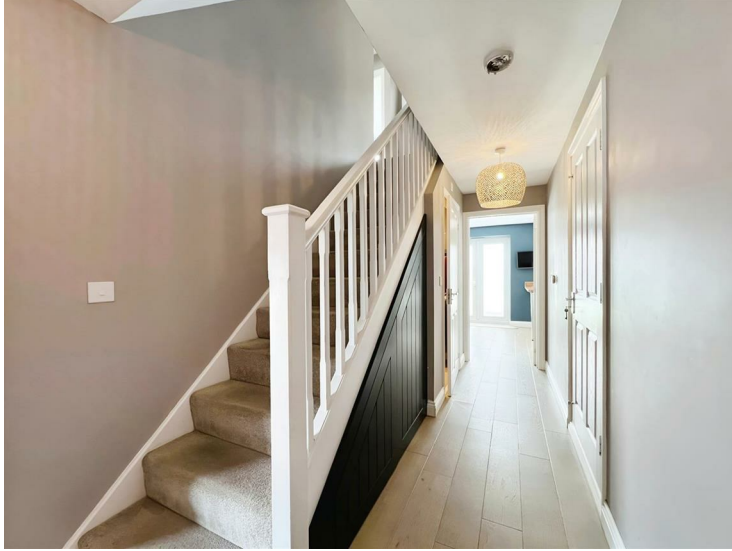


VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented DETACHED FAMILY HOME located on the popular WINNINGTON VILLAGE development. Built by TAYLOR WIMPEY the accommodation includes: Hallway. WC, Lounge, Open Plan Kitchen / Diner / Living Space to the ground floor and FOUR BEDROOMS, bathroom and TWO ENSUITES to the first floor. Externally there are front and rear gardens, off road parking and INTEGRATED GARAGE. ***NO CHAIN***

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Entrance Hallway

Accessed via double glazed access door. Laminate flooring. Stairs to the first floor with built in storage. Storage Cupboard. Doors to Lounge, WC, Kitchen & Garage.



WC

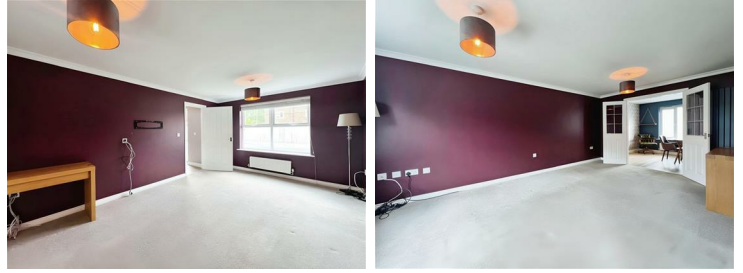
Low level WC and wash hand basin. Radiator. Laminate flooring. Inset spotlights.



Lounge

18'3 x 10'8

Double glazed window to the front elevation. Radiator. Column Style Radiator. Double doors leading to the Open Plan Kitchen Diner / Living Space.



Open Plan Kitchen Diner / Living Space.

26'7 x 9'7

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset gas hob with extractor fan above. Inset High Level Double Oven. Integrated Fridge Freezer & Dishwasher. Space for Washing Machine. Inset spotlights. Two double glazed windows to the rear elevation. French Doors to the rear elevation. Two radiators. Laminate Flooring.

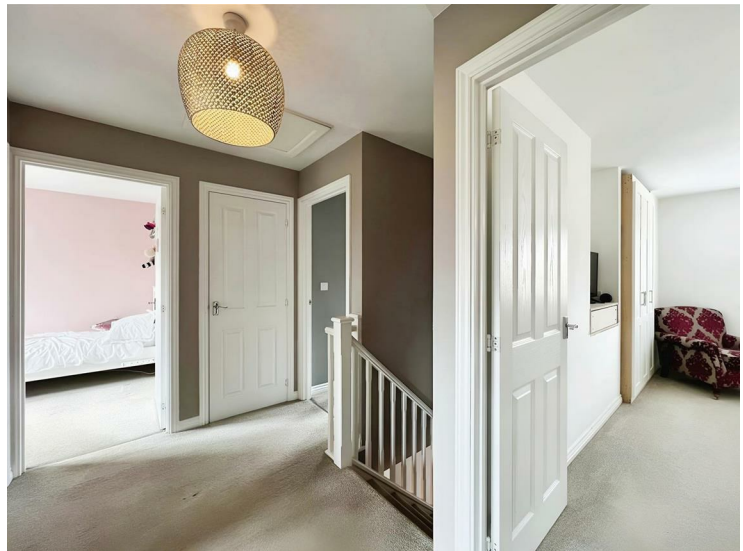


Integral Garage

Up and over door the front elevation. Courtesy door to Hallway. Wall mounted boiler. Power & Light,

Landing

Doors to all Bedrooms & Bathroom. Airing Cupboard. Storage Cupboard. Loft access.



Master Bedroom

15'3 x 11'2

Double glazed window to the front elevation. Radiator, Door to Ensuite.



Bedroom Four

10'3 x 8'9

Double glazed window to the rear elevation. Radiator.



Ensuite Shower Room

Low level WC, wash hand basin and shower cubicle. Double glazed window to the side elevation.

Bedroom Two

11'9 x 11'8

Double glazed window to the front elevation. Radiator. Fitted Wardrobes,



Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the side elevation. Radiator.



Ensuite Shower Room

Low level WC, wash hand basin and shower cubicle. Double glazed window to the side elevation.



Bedroom Three

11'2 x 8'4

Double glazed window to the rear elevation. Radiator.

Externally - Front

Off Road Parking for multiple vehicles.



Externally - Rear

Enclosed garden with paved patio leading to lawned garden.



Extra Information

Tenure: Freehold

Length of lease: Approx: N/A

Annual Ground Rent: N/A

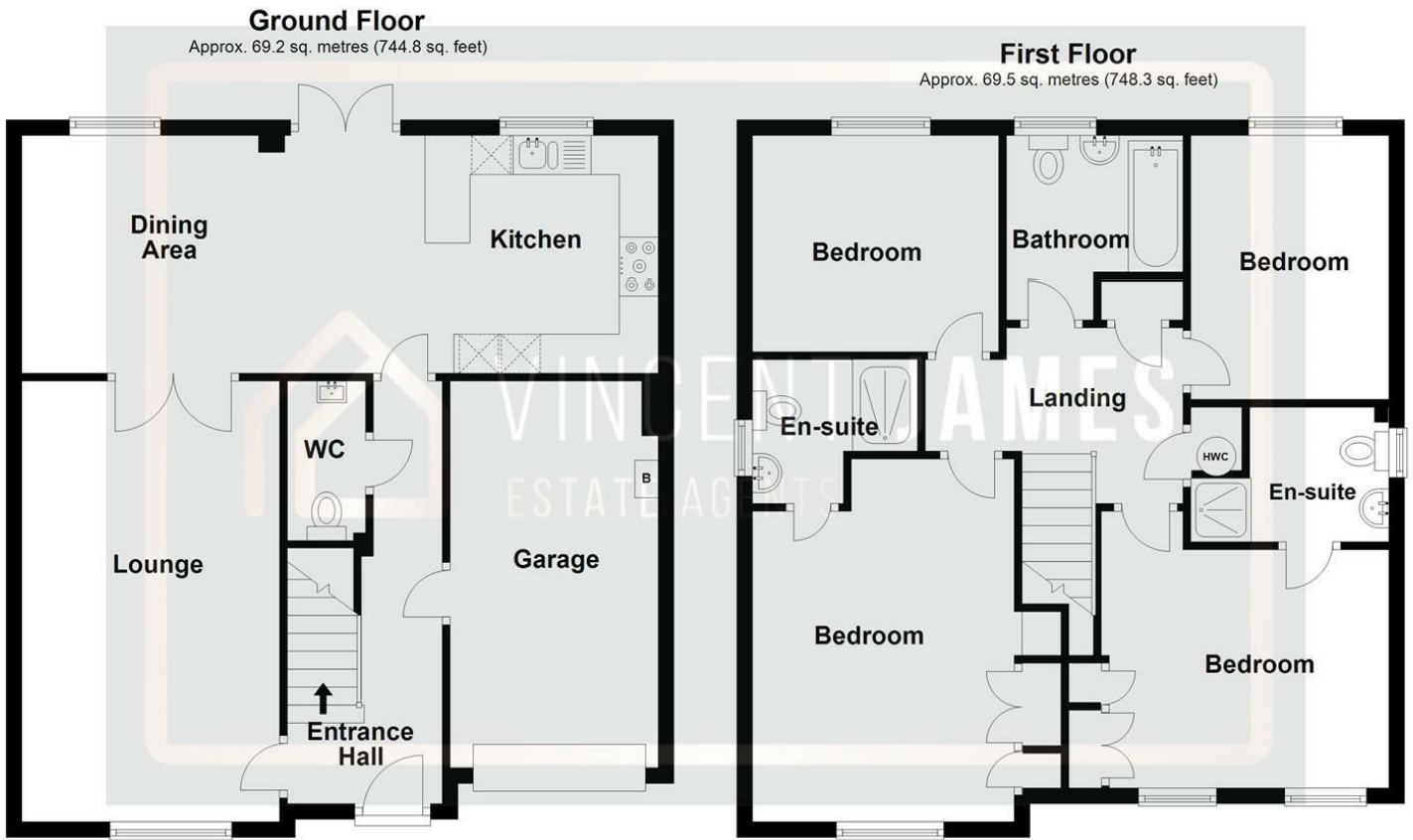
Service Charge: Approx £95 per annum

Service Charge Review Period: TBC

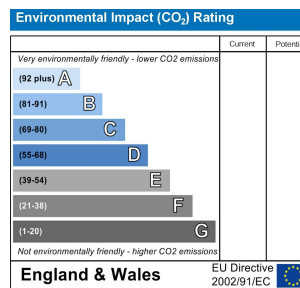
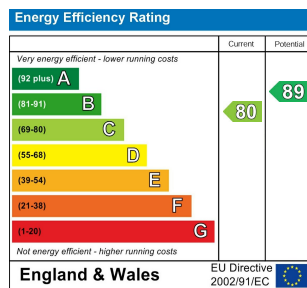
Council Tax Band: E

Leasehold Information

Please note the sellers of this property are currently in the process of purchasing the FREEHOLD so the property is now to be sold with the freehold included on completion.



Total area: approx. 138.7 sq. metres (1493.1 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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