



VINCENT JAMES  
ESTATE AGENTS

21 BROOKE AVENUE, WINNINGTON  
VILLAGE,  
NORTHWICH. CW8 4ZS  
£240,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this MEWS property constructed by DAVID WILSON HOMES on the ever popular WINNINGTON VILLAGE DEVELOPMENT. The accommodation includes: Hallway, WC, Lounge and Kitchen Diner to the ground floor and THREE BEDROOMS, bathroom & Ensuite to the first floor. Externally there is a DRIVEWAY and an ENCLOSED REAR GARDEN. Call us now to book your viewing!

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### Entrance Hallway

Accessed via front entrance door. Laminate flooring. Radiator. Doors to WC & Lounge.

### WC

Low level WC and wash hand basin. Laminate Flooring. Radiator.

### Lounge

15'1 x 11'8

Double glazed bay window to the front elevation. Two radiators. Storage Cupboard. Door to Inner Hallway.



### Ensuite

Low level WC, wash hand basin and shower cubicle. Heated Towel Rail.



### Inner Hallway

Stairs to first floor. Radiator. Door to Kitchen.

### Kitchen Diner

15'4 x 8'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset oven and hob with extractor fan above. Space for Washing Machine, Tumble Dryer and Fridge Freezer. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Radiator.

### Bedroom Two

12'7 x 8'7

Double glazed window to the front elevation. Radiator.



### Landing

Doors to bedrooms and bathroom. Storage Cupboard.

### Master Bedroom

10'7 x 9'6

Two double glazed windows to the rear elevation. Radiator. Fitted wardrobes. Door to Ensuite.

### Bedroom Three

7'6 x 7'2

Double glazed window to the front elevation. Radiator.



Externally - Rear  
Enclosed garden.

### Bathroom

Low level WC, Wash Hand Basin and panelled bath.  
Heated towel rail.



### Extra Information

Tenure: Leasehold

Length of lease: 155 years

Annual Ground Rent: £250

Service Charge: £90 per year approx

Service Charge Review Period: TBC

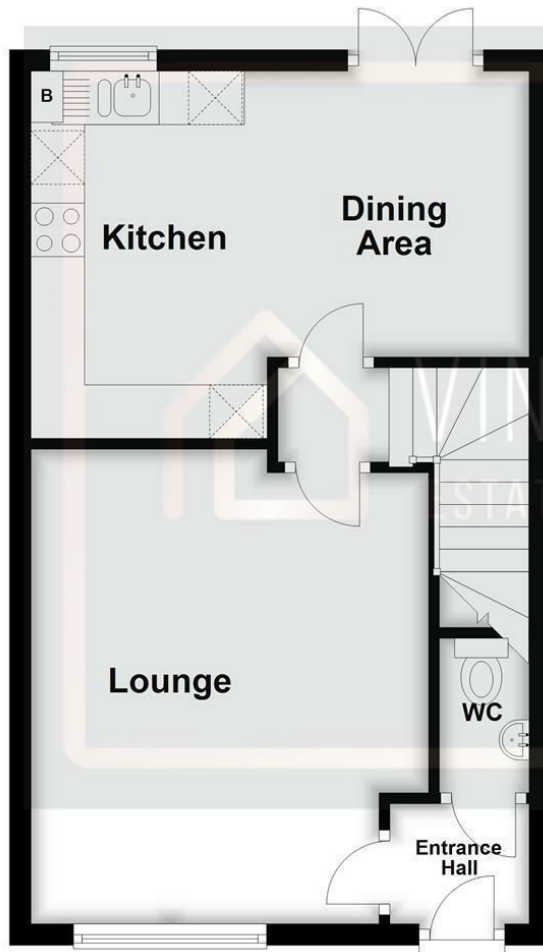
Council Tax Band: C

### Externally - Front

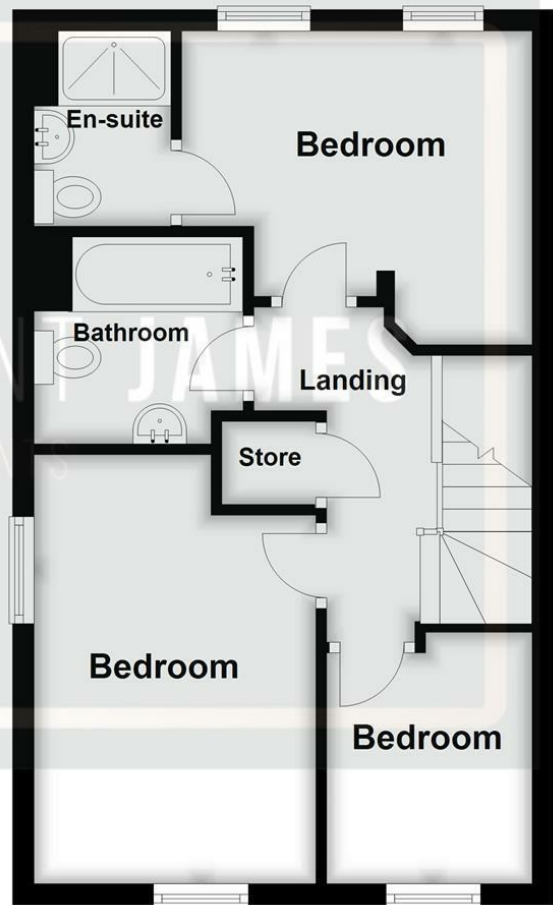
Driveway providing off road parking.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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