



VINCENT JAMES
ESTATE AGENTS

36 SOLVAY ROAD,
NORTHWICH, CW8 4DR

£120,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented MID TERRACED property located in Winington. The accommodation includes: Lounge, Dining Room, Kitchen, Utility Room & Bathroom to the ground floor. Externally there is an ENCLOSED REAR YARD. ***NO CHAIN***

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Lounge

12 x 12



Accessed via front entrance door. Fireplace. Double glazed window to the front elevation. Radiator. Access through to the staircase and dining room.

Dining Room

10'1 x 9'7



Double glazed window to the rear aspect of the home. Radiator. Storage cupboard. Access to the Kitchen.

Kitchen

7'9 x 5'9



Fitted with a range of wall, drawer and base units. Inset oven with four ring gas hob and extractor above. Inset sink with mixer tap and drainer. Part tiled walls. Access to Utility Room and Bathroom.

Bathroom



Panelled bathtub with overhead shower attachment. Low level WC. Hand Wash Basin. Fully tiled walls. Two double glazed frosted windows to the side elevation. Loft access.

Utility Room

8'2 x 4'9



Double glazed window to the rear and further glazing to the side aspect of the room. Worksurface with space underneath for various appliances. Door to rear yard.

Landing

Providing access to both bedrooms.

Master Bedroom

12 x 12



Double glazed window to the front elevation. Storage cupboard. Radiator. Loft access.

Bedroom Two

10 x 9'7



Double glazed window to the rear elevation. Radiator. Storage cupboard.

Externally - Front



Paved area. Stoned yard with foliage surrounding.

Externally - Rear

Paved rear yard with access gate.

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: A

Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)





First Floor

Approx. 28.4 sq. metres (306.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.3 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		65	81
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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