



VINCENT JAMES
ESTATE AGENTS

11 PARRY AVENUE, WINNINGTON
VILLAGE,
£250,000



VINCENT JAMES ESTATE AGENTS are delighted to bring to the market this SEMI DETACHED property located on the popular WINNINGTON VILLAGE development. The accommodation includes: Hallway, WC, Lounge & Kitchen Diner to the ground floor and THREE BEDROOMS, bathroom and ensuite to the first floor. Externally there is OFF ROAD PARKING & GARAGE to the front elevation and an ENCLOSED GARDEN. Viewing is a MUST!

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Entrance Hallway

Accessed via front entrance door. Doors to WC & Lounge.

WC

Low level WC and wash hand basin. Radiator. Double glazed window to the front elevation.

Lounge

15'9 x 15'6

Double glazed window to the front entrance door. Two radiators. Understairs storage cupboard. Stairs to first floor. Opening to Kitchen.



Kitchen Diner

15'9 x 9'2

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Integrated Dishwasher. Space for Fridge Freezer and Washing Machine. Inset Oven with hob and hood above. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Cupboard housing boiler.



Landing

Doors to bedrooms and bathroom.

Master Bedroom

9'3 x 6'2

Double glazed window to the rear elevation. Radiator. Door to Ensuite.



Ensuite

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

Bedroom Two

9'6 x 9'2

Double glazed window to the front elevation. Radiator.



Bedroom Three

11'2 x 7'3

Double glazed window to the front elevation. Radiator.



Family Bathroom

Low level WC, wash hand basin and panelled bath. Part tiled walls. Double glazed window to the rear elevation, Radiator.



Externally - Front
Off road parking.



Garage

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

Externally - Rear

Enclosed garden with paved patio leading to lawned area.



Extra Information

Tenure: Leasehold

Length of lease: 999 years

Annual Ground Rent: £400 per year

Service Charge: Approx £95 per year

Service Charge Review Period: TBC

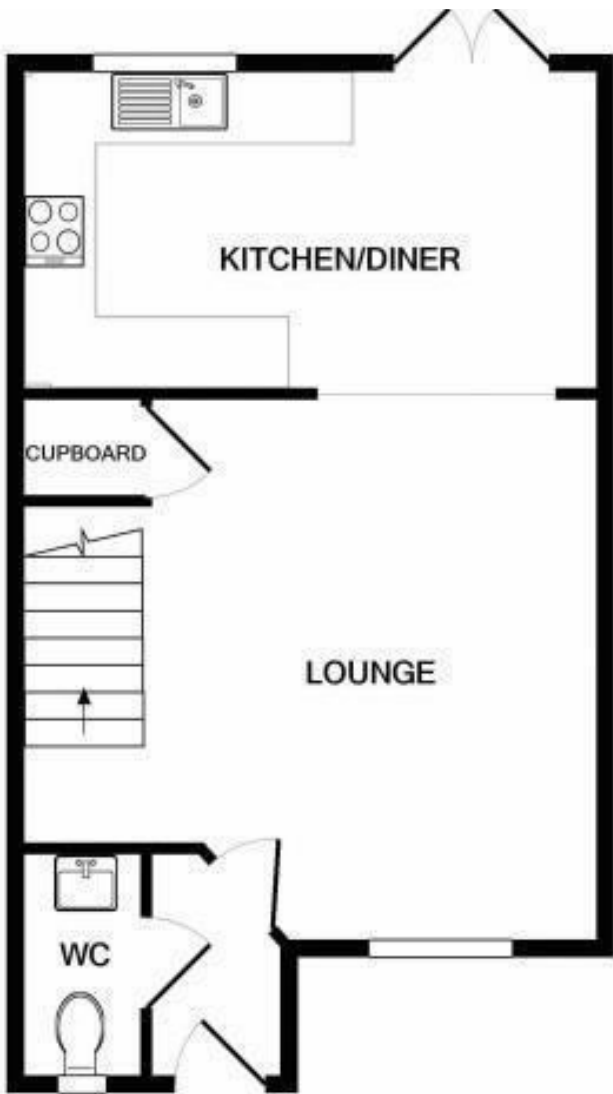
Council Tax Band: C

11 PARRY AVENUE, WINNINGTON VILLAGE, NORTHWICH, CW8 4RF

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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 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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