



VINCENT JAMES  
ESTATE AGENTS

3 JERSEY WAY,  
MIDDLEWICH, CW10 9GP  
£437,500



Vincent James Estate Agents are pleased to bring to the market this charming and extended Five Bedroom Detached Home, located in Middlewich. The ground floor of the property hosts an Entrance Vestibule, Reception Hall, Downstairs WC, Snug/Study, Lounge, Dining Room, Breakfast Kitchen, Utility Room and Conservatory. To the first floor, there is a Galleried Landing leading to Five Double Bedrooms, an En-suite and a Family Bathroom. Externally, there are gardens to the front and rear of the home, a Double Garage and a Driveway with off road parking to the side elevation. Call us now to book your viewing!

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### Entrance Vestibule

With double glazing to the front and side aspect of the home, this space is entered via the front entrance door. There is brick walling and tiling underfoot. Providing access to the Reception Hall.

### Reception Hall



A connecting space, providing access to the Lounge, Breakfast Kitchen, Downstairs WC & Study/Snug. There is a staircase leading to the Galleried Landing. A radiator sits to the wall, while oak flooring sits underfoot. There is also a storage cupboard which is currently being used as a cloakroom.

### Lounge

11'3 x 15'8



With a double glazed bay window to the front aspect of the home, and oak flooring underfoot. This living space also includes a Slate Feature Fireplace, with an inset log burner. A radiator sits to the wall. Two doors open to the Dining Room allowing for fluidity.

### Dining Room

11'3 x 8'5



Providing access to the Breakfast Kitchen, and opening to the Lounge. Oak flooring sits underfoot, while double glazed doors to the rear allow for natural light to flood in. A radiator sits to the wall.

### Breakfast Kitchen

19 x 9'2



A warm, inviting space serving as the heart of the home. Fitted with a range of wall, drawer and base units, with quartz worksurfaces above. A peninsula island sits to the wall, with an inset wine cooler underneath. Other integrated appliances include; Fridge, Two Freezers, Microwave, Double Oven, Five Ring Gas Hob with Extractor Above, Dishwasher and Sink with a Filtered Mixer Tap and Drainer. Karndean flooring sits underneath, with a radiator and a heated towel rail to the wall. There is a double glazed window to the rear elevation, and the space also provides access to the Utility Room, and the Conservatory. Inset spotlights sit overhead.

### Utility Room

6'4 x 4'7

Fitted with multiple storage units, with a worksurface to the wall. There is also a wall mounted boiler, while an inset sink with a mixer tap and drainer sit within the worksurface. Below, there is space for a Washing Machine and a Tumble Dryer. There is an access door leading to the side elevation of the home. Inset spotlights sit overhead, with Karndean flooring below.

### Conservatory



Half height brick walling sits with double glazed windows above. There is an access door to the rear. Wood effect flooring underfoot.

### Snug/Study

13'7 x 8'4



A double glazed window sits to the front aspect of the home, with a window seat and storage below. Carpet lies underfoot, with a radiator to the wall.

### Downstairs WC



Fully tiled walls and flooring. With a Low Level WC, Hand Wash Basin and Vanity Unit, and a Heated Towel Rail. Inset Spotlights sit overhead, while a quartz surface adds texture to the space.

### Galleried Landing



Providing access to all five double bedrooms, the family bathroom, and a cupboard housing the hot water tank. Double glazing lies to the front aspect of the home.

## Master Bedroom

14'7 x 9'7



With a double glazed window to the front elevation, and incredible built in storage options. A radiator sits to the wall, with carpet underfoot and inset spotlights above. There is also access to the en-suite. The custom fit wardrobes double up as a TV cabinet.

## En-Suite



With fully tiled walls and flooring. Twin basins sit above the vanity storage units, with an inset Low Level WC. Two double glazed frosted windows sit to the rear and side aspect of the home, while inset spotlights sit overhead. There is also a panelled bathtub with an overhead shower attachment, and a heated towel rail.

## Bedroom Two/Music Room

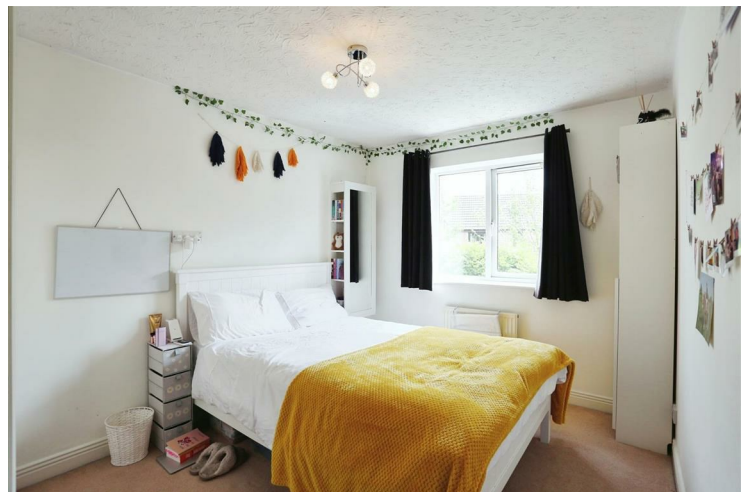
12'1 x 8'5



A multi-functional space, with double glazing to the front aspect of the home, a radiator to the wall and a built in wardrobe.

## Bedroom Three

11'4 x 8'4



A double glazed window sits to the rear of the home, with a radiator and built in storage options.

## Bedroom Four

10 x 9'7



With a double glazed window to the side aspect of the home, a radiator to the wall and a built in wardrobe.

## Bedroom Five

9'5 x 7'8



A double glazed window sits to the rear, with a radiator to the wall and a built in wardrobe.

## Bathroom



With a Low Level WC, Hand Wash Basin with Vanity Unit, Panelled Bath with Overhead Shower & Heated Towel Rail. There are fully tiled walls and flooring, and a double glazed frosted window sits to the rear. Inset spotlights sit overhead.

## Double Garage

Accessed via the double driveway, or the enclosed rear garden. Containing two up & over doors, power and a light.

## Externally



With lawned gardens to the front & rear of the home, and a driveway to the side aspect of the property. There is an electric vehicle charging point. Gated side access provides entry to the rear garden, containing a paved patio area, access to the conservatory and the double garage.

## Extra Information

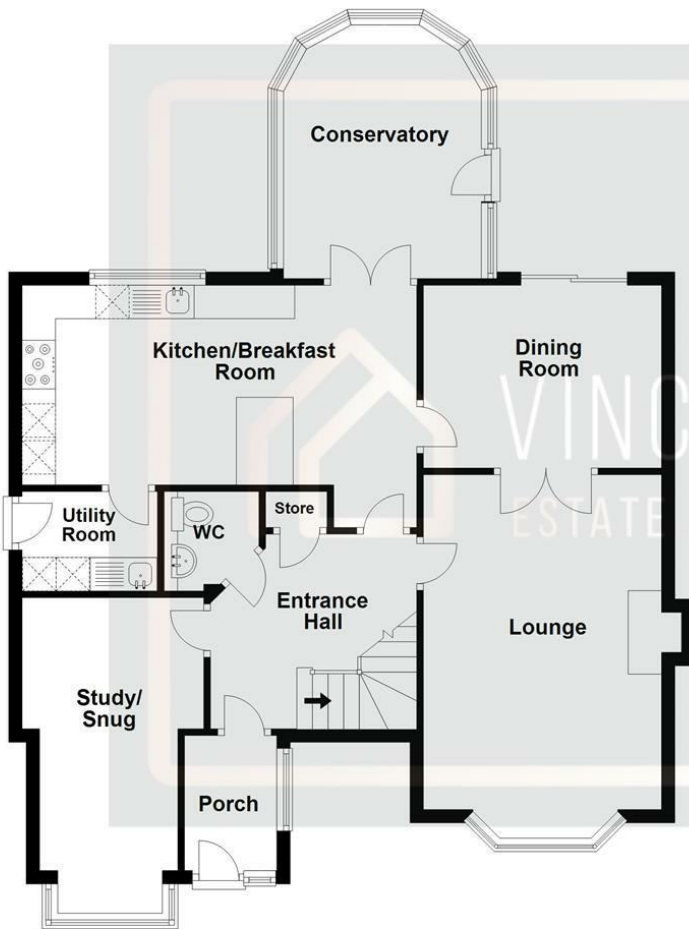
Tenure: Freehold  
Length of lease: N/A  
Annual Ground Rent: N/A  
Service Charge: N/A  
Service Charge Review Period: N/A  
Council Tax Band: F

## Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

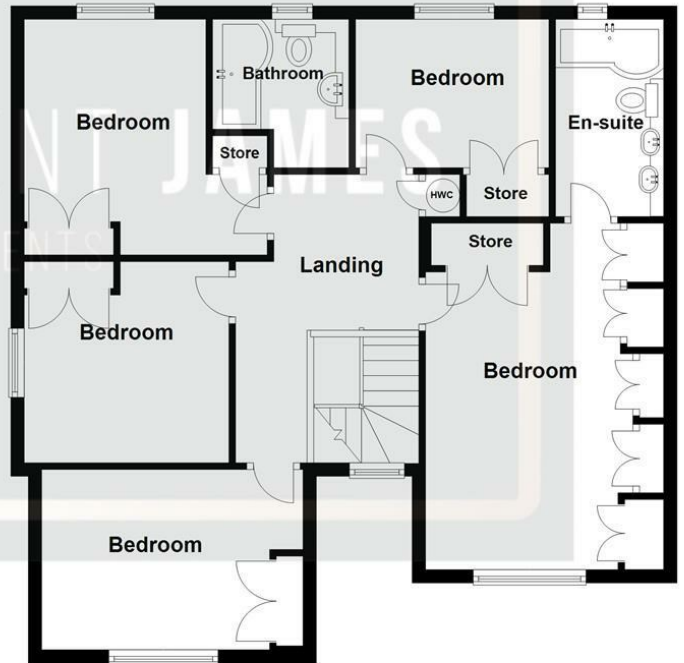
### Ground Floor

Approx. 87.3 sq. metres (939.4 sq. feet)



### First Floor

Approx. 80.6 sq. metres (867.5 sq. feet)



Total area: approx. 167.9 sq. metres (1806.9 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	81
		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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