



VINCENT JAMES
ESTATE AGENTS

9 MAIDEN DRIVE,
NORTHWICH, CW8 4FJ

£315,000



Vincent James Estate Agents are excited to showcase this stunning three-bedroom detached home in the highly desirable Winnington area with NO ONWARD CHAIN. Built by Anwyl Homes to their elegant Bunbury design, this property boasts a beautifully bespoke media wall in the lounge, creating a stylish and welcoming focal point. The ground floor also features a modern kitchen diner, perfect for entertaining, along with a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, including a master with ensuite, and a contemporary family bathroom. Outside, the property benefits from a driveway with space for two cars and a spacious rear garden, ideal for relaxing or hosting gatherings. Call us now to arrange your viewing! ***FREEHOLD***

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Entrance Hallway



The entrance hallway, accessed through the front door, welcomes you with oak-effect flooring that flows throughout. From here, you can easily access the downstairs WC, lounge, and kitchen diner. The staircase leads to the upper floor, adding a touch of elegance to this functional space. A radiator sits to the wall.

Lounge

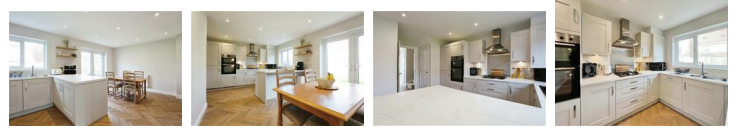
15'9 x 11



The lounge is a warm and inviting space, with a stunning media wall serving as the focal point of the room. A large double-glazed window to the front elevation floods the space with natural light, while the soft carpet underfoot and wall-mounted radiator add comfort. This is the perfect spot to relax and unwind.

Kitchen Diner

18'10 x 12



The kitchen diner is a beautifully designed space, featuring a range of wall, drawer, and base units with sleek marble effect work surfaces. The oak effect flooring adds warmth, complementing the integrated appliances including a double oven, 4-ring gas hob with extractor, sink with mixer tap and drainer, dishwasher, washer dryer, and fridge freezer. Two radiators keep the space cozy, while a double-glazed window and French doors to the rear flood the room with natural light. The room also benefits from inset spotlights and a handy storage cupboard, making it both stylish and practical.

Downstairs WC



The downstairs WC is both functional and stylish, featuring a low-level WC and a hand wash basin with a tiled splashback. The oak effect flooring adds a touch of warmth, while a double-glazed frosted window to the front elevation allows natural light to gently fill the space. A wall-mounted radiator ensures comfort, making this a convenient and well-designed room.

Landing



The landing provides access to all three bedrooms and the family bathroom, offering a spacious and bright area with two double-glazed frosted windows to the side elevation, allowing for natural light to flow through. There is also a useful storage cupboard and loft access, making the space both practical and well-lit.

Master Bedroom

12'8 x 11'1



The master bedroom offers a stylish and comfortable retreat, featuring built-in wardrobes for ample storage and direct access to the ensuite. A double-glazed window to the front elevation fills the room with natural light, while a radiator ensures warmth and comfort. This serene space is both functional and inviting.

En-Suite



The ensuite boasts a sleek, modern design with fully tiled walls and flooring. It features a spacious shower cubicle, hand wash basin, and low-level WC, all complemented by a heated towel rail for added comfort. Inset spotlights provide a bright, polished finish, while the double-glazed frosted window to the side elevation allows natural light to filter in while maintaining privacy.

Bedroom Two

14 x 11'1



Bedroom two offers a comfortable and spacious layout, featuring a double-glazed window to the rear elevation that fills the room with natural light. There's ample space for a wardrobe, while the soft carpet underfoot and a wall-mounted radiator ensure a cozy and inviting atmosphere.

Bedroom Three

9'3 x 8'5



Bedroom three is a versatile space, with a double-glazed window to the rear elevation allowing plenty of natural light. There's room for wardrobes, and the cozy carpet paired with the radiator creates a warm and inviting atmosphere. Perfect for a bedroom, home office, or guest room.

Family Bathroom



This well-appointed family bathroom features fully tiled walls and floors, providing a sleek and easy-to-maintain space. It includes a heated towel rail for added comfort, a panelled bathtub with an overhead shower, a low-level WC, and a hand wash basin. Natural light and privacy are ensured with a double-glazed frosted window to the front.

Externally



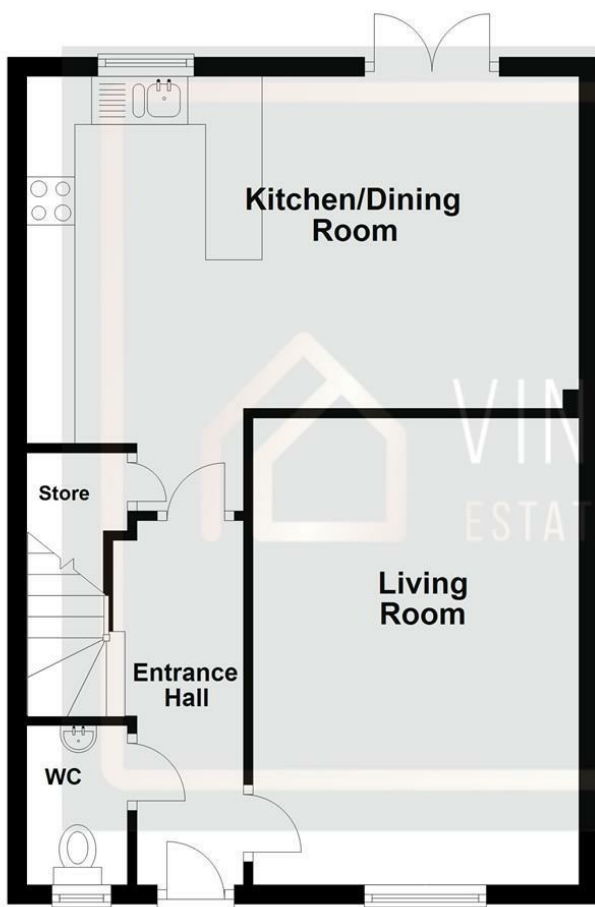
The property boasts a spacious driveway with room for up to two cars, providing convenient off-road parking. Gated side access leads to the rear garden, where you'll find a practical storage shed, perfect for keeping outdoor tools and equipment organized.

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.

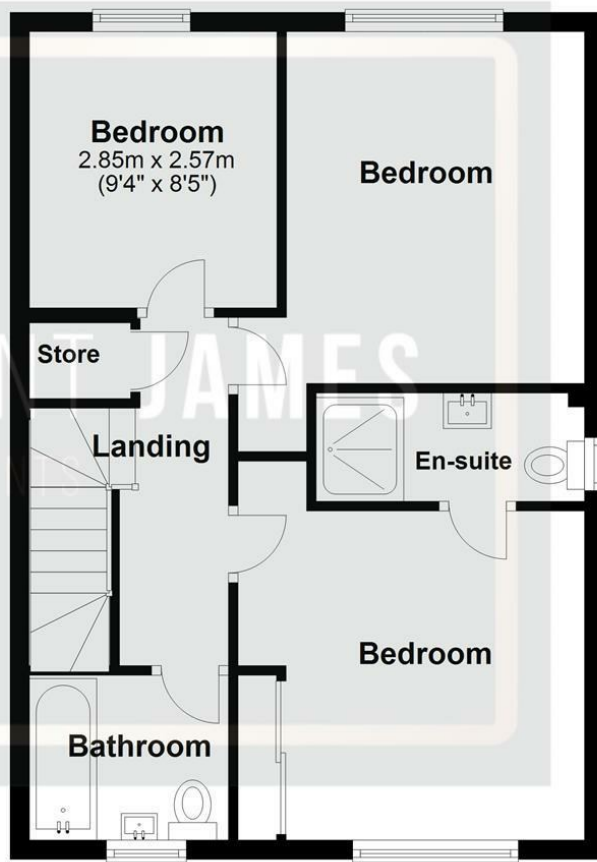
Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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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