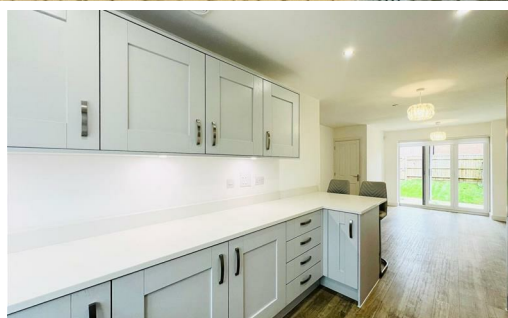




VINCENT JAMES  
ESTATE AGENTS

43A CURZON AVENUE, WINNINGTON  
VILLAGE,  
NORTHWICH, CW8 4YU

£325,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented and highly upgraded FOUR STOREY TOWN HOUSE located on the ever popular WINNINGTON VILLAGE development. The accommodation includes: Hallway, Living / Dining Kitchen and Utility Room to the ground floor, bedroom, shower room and lounge to the first floor, two further bedrooms and bathroom to the second floor and Master bedroom with ensuite the third floor. Externally the property has an enclosed rear garden, driveway for two cars and two balcony's. Call us now to book your viewing!

[WWW.VINCENTJAMESESTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESESTATEAGENTS.CO.UK)

### Hallway

Accessed via front entrance door. Radiator. Storage Cupboard. Stairs to first floor. Doors to WC and Open Plan Living / Dining Kitchen.

### WC

Low level WC and wash hand basin. Radiator. Extractor fan.

### Open Plan Living / Dining Kitchen

28'4" x 11'6" max

Kitchen - Fitted with a range of upgraded and high specification wall, drawer and base units with granite worksurfaces above. Inset sink with mixer tap. Integrated Fridge Freezer & Dishwasher. Inset high level electric oven and microwave. Inset five burner gas hob with extractor fan above. Inset spotlights. Ceiling mounted extractor fan. Built in sprinkler system. Double glazed window to the front elevation.

Living / Dining Area - Double glazed bi folding doors to the rear elevation. Door to Utility Room. Built in sprinkler system.



### Utility Room

5'8" x 5'1"

Base unit with worksurfaces above. Sink with mixer tap. Space for Washing Machine & Tumble Dryer. Cupboard housing boiler. Double glazed window to the rear elevation. Extractor fan. Radiator. Built in sprinkler system.



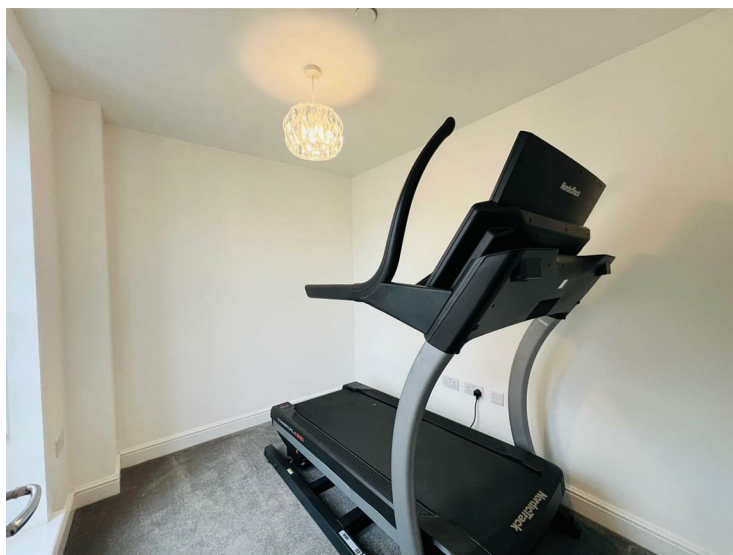
### First Floor Landing

Double glazed window to the rear elevation. Radiator. Doors to Bedroom Four, Shower Room & Lounge. Stairs to second floor.

### Bedroom Four

8'7" x 7'1"

Double glazed French doors leading to the decked balcony. Radiator. Built in sprinkler system.



### Shower Room

8'3" x 3'8"

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled floor. Inset spotlights. Extractor fan.



### Lounge

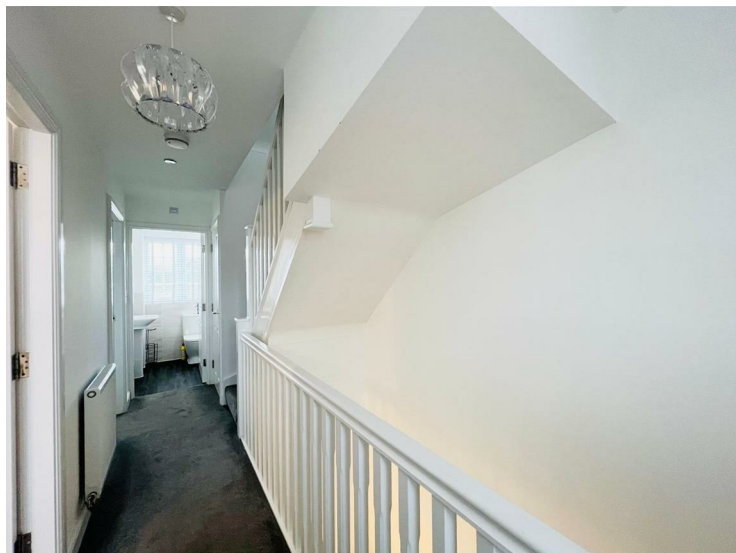
15'1" x 12'7"

Two sets of double glazed French doors leading to the paved balcony. Two radiators. Built in sprinkler system.



### Second Floor Landing

Double glazed window to the rear elevation. Radiator. Doors to bedrooms two, three and bathroom. Cupboard housing hot water tank. Stairs to third floor. Built in sprinkler system.



### Bedroom Three

10'8 x 8'7

Double glazed window to the rear elevation. Radiator. Fitted wardrobes. Built in Sprinkler system.



### Bedroom Two

11'9 x 8'8

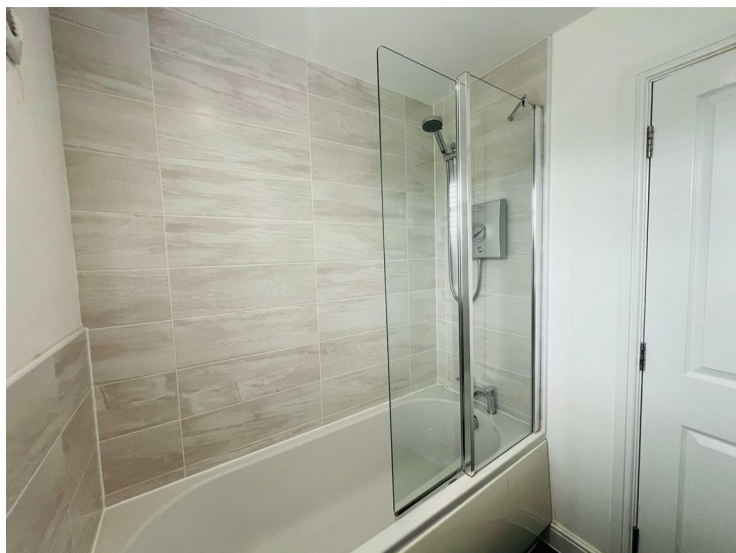
Double glazed window to the front elevation. Radiator. Fitted wardrobes. Built in Sprinkler system.



### Bathroom

6'10 x 5'7

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Tiled floor. Double glazed window to the front elevation. Heated towel rail.



### Ensuite

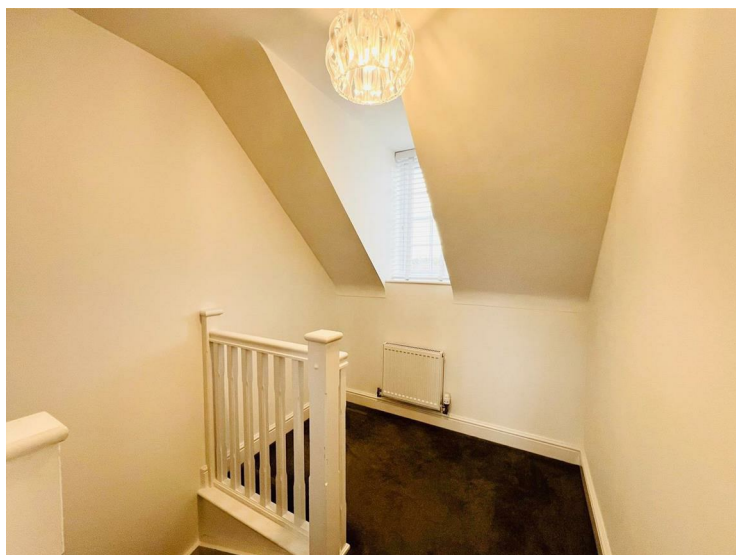
8'4 x 8'3

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled floor. Double glazed window to the rear elevation. Inset spotlights. Radiator.



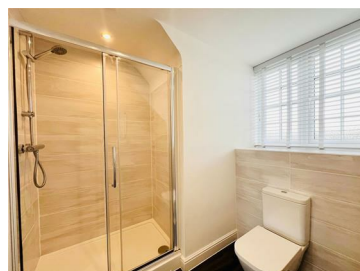
### Third Floor Landing

Double glazed window to the rear elevation. Radiator. Built in sprinkler system. Door to Master Bedroom.



### Externally - Front

Off road parking for two cars.



### Externally - Rear

Paved patio leading to lawned garden. Gate providing access to the front elevation.

### Master Bedroom

15'2 x 13'8

Two double glazed windows to the front elevation. Radiator. Built in wardrobes. Door to Ensuite. Built in sprinkler system.



### Extra Information

Tenure: Freehold

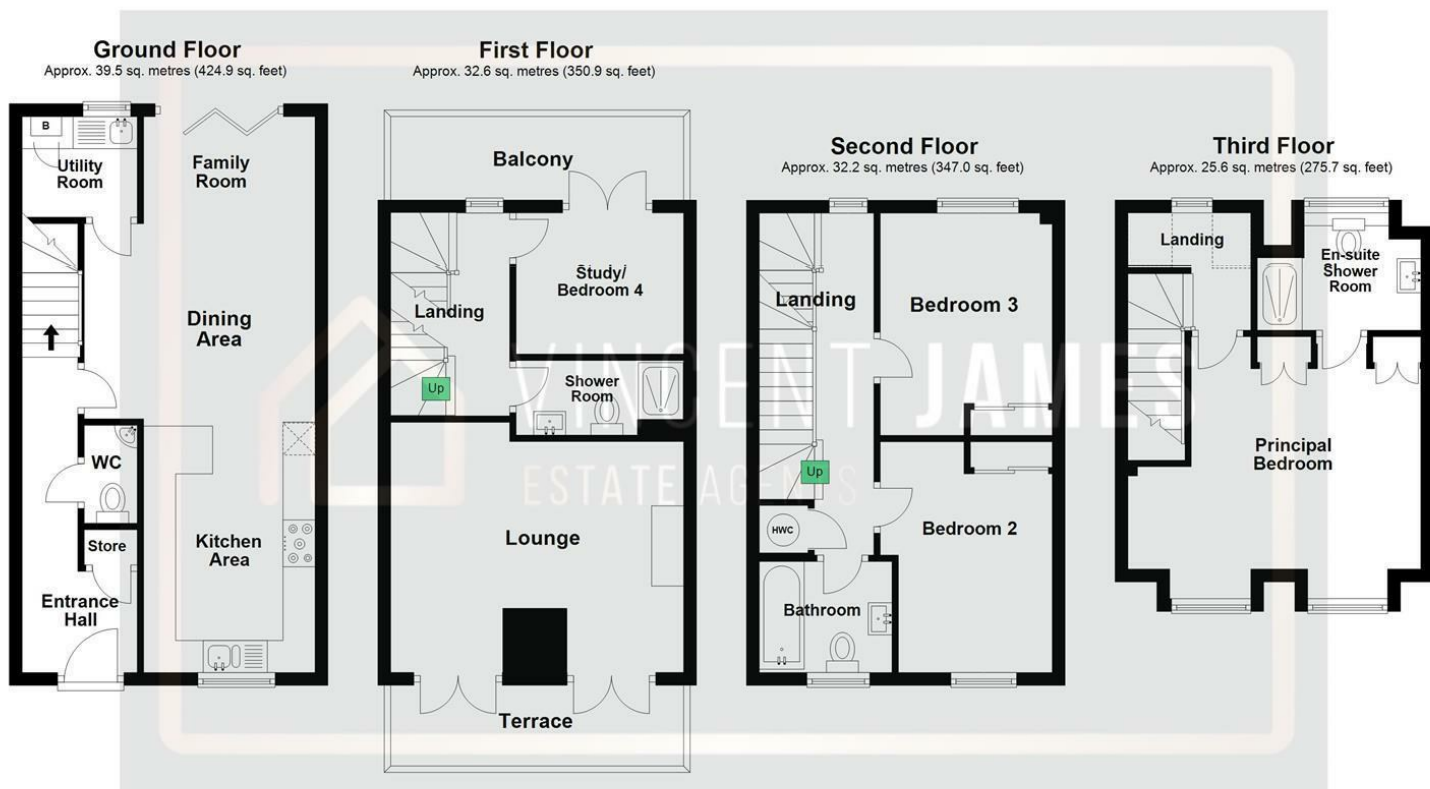
Length of lease: N/A

Annual Ground Rent: N/A

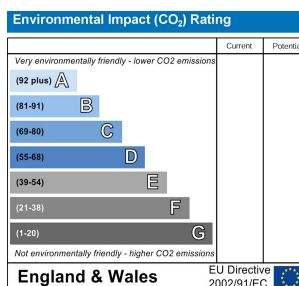
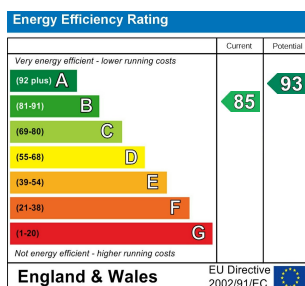
Service Charge: £95 per year approx

Service Charge Review Period: N/A

Council Tax Band: E



Total area: approx. 129.9 sq. metres (1398.5 sq. feet)



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939  
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK