



VINCENT JAMES
ESTATE AGENTS

27 SPINNEY CLOSE,
WINSFORD, CW7 3UB

£260,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented DETACHED HOME located on the ever popular ROOKERY RISE 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 an enclosed garden, off road parking & garage. Call us now to book a viewing!

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Hallway

Accessed via front entrance door. Radiator. Oak Effect Flooring.

WC

Low level WC and Hand Wash Basin. Part tiled walls. Double glazed window to the front elevation. Radiator.

Lounge

15'5 x 11'8

Double glazed window to the front elevation. Radiator. Oak Effect Flooring. Door to Kitchen.



Kitchen Diner

16'8 x 14'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset oven. Inset four ring hob. Space for Washing Machine & American Fridge Freezer. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Tiled floor. Inset spotlights. Two radiators.



Landing

Loft access. Double glazed window to the side elevation. Radiator.



Master Bedroom

11'5 x 7'9

Double glazed window to the front elevation. Radiator. Door to Ensuite. Built in wardrobe.



Ensuite

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

Bedroom Two

17' x 7'9

Double glazed window to the rear elevation. Two Storage Cupboards. Radiator.



Bedroom Three

13'9 x 5'9

Double glazed window to the rear elevation. Radiator. Built in wardrobe.



Garage

Up and over door. Power & Light.

Externally - Rear

Enclosed garden with paved and decked areas.



Bathroom

Low level WC, wash hand basin and panelled bath.
Heated towel rail. Inset spotlights, Tiled walls and Floor.
Double glazed window to the side elevation.



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: C

Anti Money Laundering

Externally - Front

Off Road Parking leading to the garage





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FLOORPLAN COMING SOON

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		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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