



VINCENT JAMES
ESTATE AGENTS

29 BRAMHALLS PARK, ANDERTON,
NORTHWICH, CW9 6AH

£270,000



Vincent James Estate Agents are thrilled to present this beautifully updated three-bedroom detached family home, tucked away in a peaceful cul-de-sac in the sought-after village of Anderton. Offered with NO ONWARD CHAIN, this property is perfect for buyers looking for a smooth and hassle-free move.

Inside, the home boasts a spacious lounge, a bright and modern kitchen diner, and a convenient downstairs WC. Upstairs, there are three generously sized bedrooms, with the master benefiting from its own en-suite, as well as a contemporary family bathroom.

The property also offers a driveway for off-road parking and a fantastic south-facing garden, perfect for soaking up the sun and hosting outdoor gatherings. Don't miss out on this superb opportunity—call now to arrange your viewing!

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Hallway

Accessed through the front entrance door, where natural light filters through a frosted double glazed window to the side, creating a bright and welcoming atmosphere. The room features sleek wood-effect flooring underfoot, complemented by a modern wall-mounted radiator for warmth and comfort.

Downstairs WC

The downstairs WC is equipped with a stylish two-piece suite, including a low-level WC and a sleek vanity hand wash basin with convenient storage beneath. The space is enhanced by partially tiled walls and wood-effect flooring, while a wall-mounted radiator adds warmth. A frosted double glazed window to the front elevation ensures privacy while allowing natural light to fill the room.

Lounge

17'3 x 14'1



The lounge is a bright and inviting space, featuring a large double glazed window to the front elevation, allowing plenty of natural light. With two wall-mounted radiators for warmth and both TV and broadband points, this room is perfect for relaxation and entertainment. A stunning feature fireplace with a stone hearth and gas fire serves as the focal point of the room, creating a cozy atmosphere. Stairs to the first floor lead off from the lounge, giving a seamless flow to the rest of the home.

Kitchen Diner

14'1 x 8'6



This modern kitchen boasts a stylish range of wall and base units, topped with sleek work surfaces. It includes an inset sink with mixer tap and drainer, as well as an electric oven with a four-ring gas hob and extractor fan. The space is further enhanced by partially tiled walls, wood-effect flooring, and a wall-mounted radiator for added comfort. Practicality is ensured with a spacious under-stairs storage cupboard, while a large double glazed window offers views of the rear elevation. The patio doors lead directly out to the garden, seamlessly blending indoor and outdoor living spaces.

Landing

Providing access to all bedrooms and the bathroom. There is loft access and also a storage cupboard. Carpet sits underfoot.

Master Bedroom

11'2 x 8



With a double glazed window to the front, and access to the en-suite. Built in wardrobes and a radiator sit to the walls.

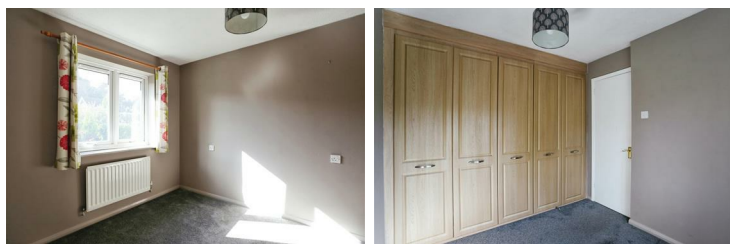
En-Suite



Three piece suite comprising of a Low Level WC, Hand Wash Basin with Vanity Unit, and a Stand-In Shower. There are partly tiled walls, and a radiator. There is also a double glazed frosted window to the side elevation.

Bedroom Two

7'7 x 8'3



With a double glazed window to the rear, built in wardrobes, a radiator and carpet underfoot.

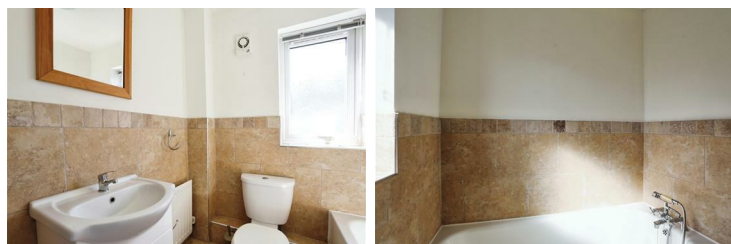
Bedroom Three

8'3 x 5'4



With a double glazed window to the front aspect of the home, a radiator to the wall and carpet underfoot.

Bathroom



Wood effect flooring sits underfoot. With a panelled bathtub and shower attachment, Low Level WC, Hand Wash Basin with Vanity Unit and a double glazed frosted window to the rear. There is also a radiator to the partly tiled walls.

Externally



At the front of the home, a private driveway offers ample parking for two cars, with convenient gated side access leading to the garden. The rear of the property boasts a beautifully lawned, south-facing garden—perfect for soaking up the sun. It also features a paved patio area, ideal for outdoor dining or entertaining, bordered by well-maintained fencing and charming planting beds for added privacy and greenery. There is also additional Solar Panelling.

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.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

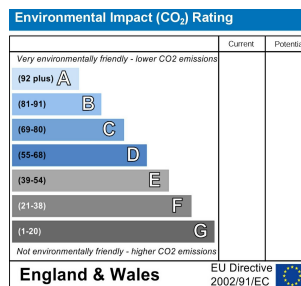
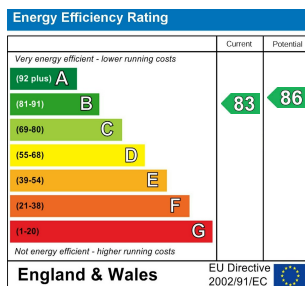
Council Tax Band: C



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FLOORPLAN COMING SOON



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