



VINCENT JAMES  
ESTATE AGENTS

# 5 ROSEMARY DRIVE, WINNINGTON VILLAGE, £290,000



\*\*\*NO ONWARD CHAIN\*\*\* VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superb DETACHED FAMILY HOME located on the ever popular WINNINGTON VILLAGE development. The accommodation includes: Hallway, WC, Breakfast Kitchen and Lounge Diner to the ground floor and THREE BEDROOMS, bathroom & ensuite to the first floor. Externally there is an enclosed rear garden and off road parking.  
\*\*\*FREEHOLD\*\*\*

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### Entrance Hallway

Accessed via front entrance door. Stairs to first floor. Doors to Breakfast Kitchen, Lounge Diner, WC & Storage Cupboard.

### WC

4'9 x 2'9

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



### Breakfast Kitchen

12'2 x 8'1

Fitted with a range of upgraded wall, drawer and base units with worksurfaces above. Inset oven with hob and extractor hood above. Integrated Washer Dryer, Dishwasher and Fridge Freezer. Radiator. Cupboard housing boiler. Double glazed window to the front elevation.



### Lounge Diner

15'8 x 14'4

Double glazed French doors to the rear elevation. Two radiators. Storage Cupboard.



### Landing

Loft access. Storage Cupboard. Doors to bedrooms and bathroom.

### Master Bedroom

13'7 x 8'5

Double glazed window to the rear elevation. Radiator. Door to Ensuite,



### Ensuite Shower Room

Low level WC, wash hand basin and shower cubicle. Radiator. Part tiled walls.

### Bedroom Two

9'8 x 8'2

Double glazed window to the front elevation. Radiator.



### Bedroom Three

8'7 x 5'8

Double glazed window to the rear elevation. Radiator.



### Bathroom

Low level WC, wash hand basin and panelled bath. Part tiled walls. Radiator. Double glazed window to the front elevation.



### Externally - Front

Off road parking for two cars. Lawned garden.



### Externally - Rear

Enclosed garden with paved patio leading to lawned garden. Gated access to the driveway.



### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £75 per year approx

Service Charge Review Period: N/A

Council Tax Band: C

### 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.

5 ROSEMARY DRIVE, WINNINGTON VILLAGE, NORTHWICH, CW8 4DW

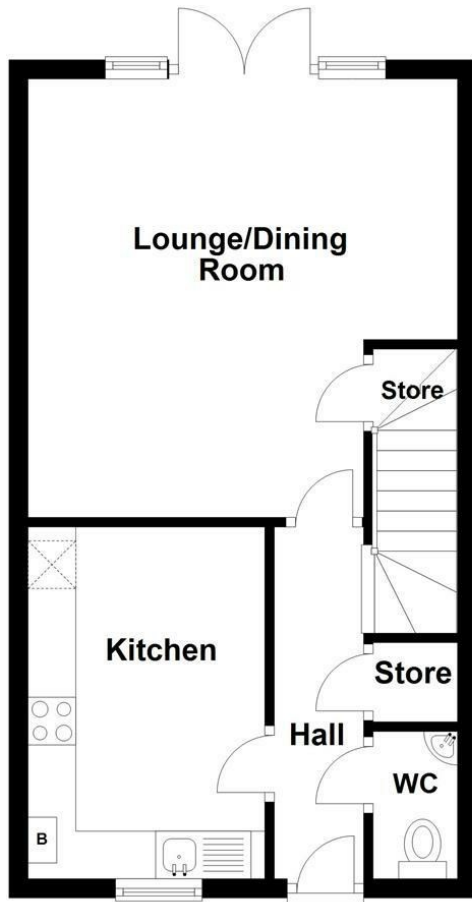
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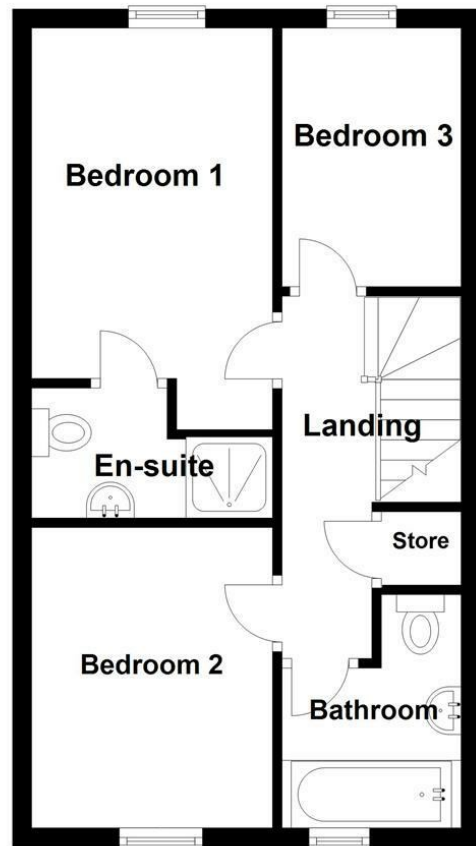
## Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 75.5 sq. metres (812.4 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 80                      |           |
| (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 <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 |           |

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.

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