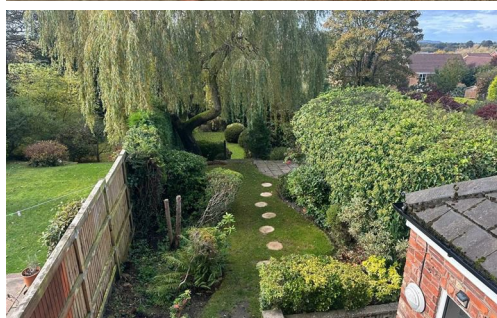




99 MOSS ROAD, WINNINTGON,
NORTHWICH, CW8 4BJ

£330,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SPACIOUS FAMILY HOME located on Moss Road in Winington. The accommodation includes: Hallway, Lounge, Dining Room, Breakfast Kitchen to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there is garden and off road parking to the front elevation and to the rear elevation there is a breathtaking enclosed mature garden. Viewing a MUST!!

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Entrance Porch

Accessed via double glazed entrance door with double glazed windows to both sides. Double glazed door leading to the entrance hallway.

Entrance Hallway

Stairs to first floor. Radiator. Doors to WC, Lounge, Dining Room and Breakfast Kitchen.

WC

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

Lounge

12'5 x 12'2

Double glazed bay window to the front elevation. Radiator.



Dining Room

14'9 x 12'2

Double glazed French doors to the rear elevation. Radiator. Feature fireplace with gas fire.



Breakfast Kitchen

18'6 x 6'4

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven and hob. Space for Washing Machine. Freestanding Dishwasher. Space for Fridge. Two double glazed windows to the

side elevation. Double glazed window to the rear elevation. Double glazed access door to the side elevation. Radiator.



Landing

Double glazed window to the side elevation. Loft access leading to boarded loft with light.



Master Bedroom

11'8 x 9'2

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.



Bedroom Two

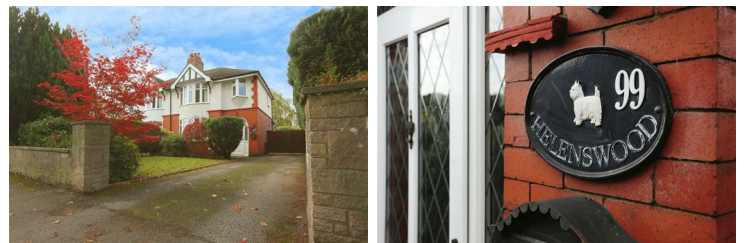
10'4 x 9'2

Double glazed window to the front elevation. Radiator. Fitted wardrobes.



Externally - Front

Lawned garden. Driveway providing off road parking.



Bedroom Three

7'6 x 7'4

Double glazed window to the front elevation. Radiator.



Externally - Rear

Paved patio leading to lawned garden with steps leading to further lawned garden. Mature planting and tree's.



Bathroom

7'6 x 5'3

Low level WC, wash hand basin and bath with shower above. Double glazed window to the rear elevation. Cupboard housing hot water tank.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

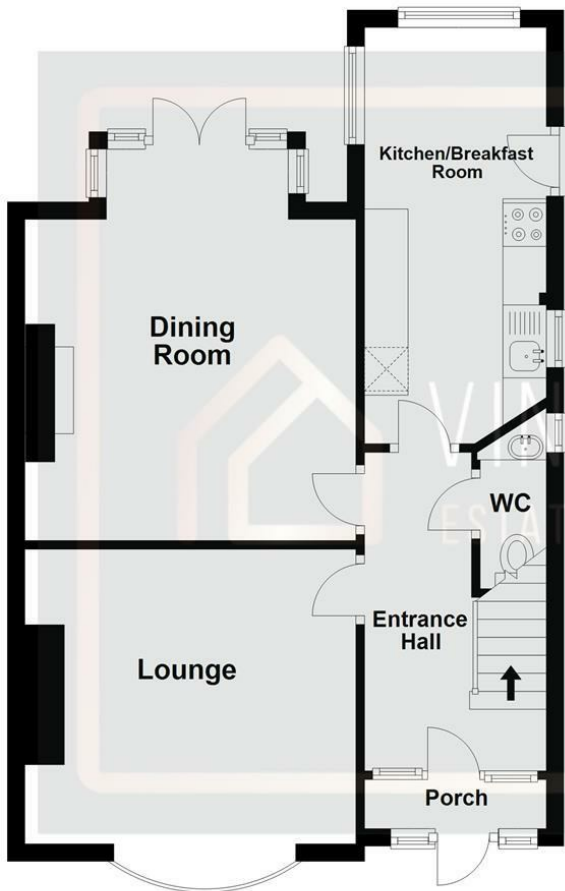
Council Tax Band: C

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.

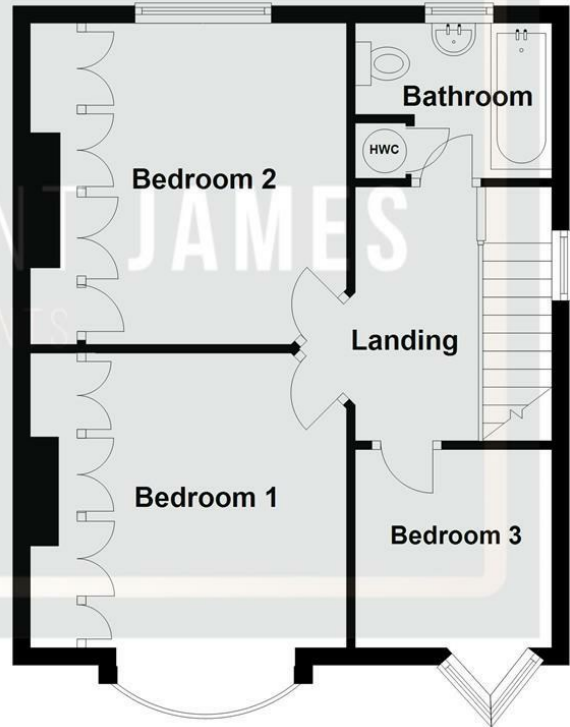
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 93.4 sq. metres (1005.2 sq. feet)

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	81

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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