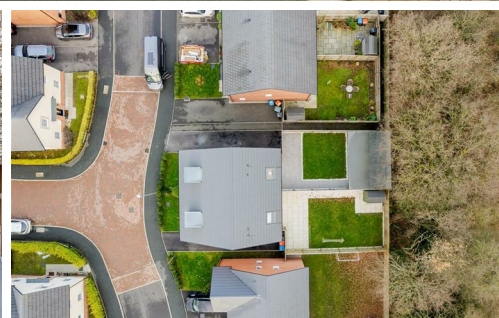




VINCENT JAMES  
ESTATE AGENTS

46 MEDLOCK STREET,  
NORTHWICH, CW9 7HW

£300,000



Vincent James Estate Agents are delighted to present this stunning three-bedroom townhouse with no onward chain situated on the popular Dane View development. This beautifully presented property offers versatile, and spacious living across three floors.

The ground floor features an inviting entrance hallway, a WC, a utility room, and a spacious open-plan kitchen, dining, and living area. On the first floor, you'll find a cozy lounge, the master bedroom with its own en-suite, while the second floor hosts two additional bedrooms and a family bathroom.

Outside, the property boasts off-road parking for two vehicles and a private enclosed rear garden.

Don't miss out—call us today to arrange your viewing!

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### Entrance Hallway

Accessed via the front entrance door, with a storage cupboard and oak effect flooring underfoot. Providing access to the Downstairs WC, Kitchen Diner and Snug. A staircase leads to the first floor, with inset spotlights overhead. A radiator sits to the wall.



### Kitchen Diner

Fitted with a range of wall, drawer and base units with marble worksurfaces above. Inset oven, four ring hob and hood above. Inset sink with mixer tap and drainer. Inset fridge freezer, dishwasher and washing machine. Part tiled walls, inset spotlights and oak effect flooring underfoot. French doors lead to the rear garden. Understairs storage. Radiator.



### Snug

Oak effect flooring underfoot. Double glazed window to the front elevation. Inset spotlight and a radiator to the wall.



### First Floor Landing

Providing access to the Master Bedroom, Lounge and a further staircase leads to the second floor.



### Downstairs WC

Oak effect flooring underfoot. Low level WC, hand wash basin, inset spotlights, part tiled walls and a radiator to the wall.

### Master Bedroom

With a double glazed window to the rear elevation, and built in storage. Inset spotlights sit overhead. Radiator to the wall.



### Second Floor Landing

Radiator, and access to Bedroom Two, Three and the Bathroom.

### Bedroom Two

Built in storage. Velux Window, Radiator and a further storage cupboard.



### Lounge

Double glazed window to the front elevation, inset spotlights and access to the en-suite.



### Bedroom Three

Storage cupboard, built in wardrobes and a radiator to the wall. Double glazed window to the front elevation.



### En-Suite

Oak effect flooring. Low level WC, Hand Wash Basin, Stand In Shower Cubicle, radiator and fully tiled walls. Inset spotlights. Double glazed window to the side elevation.



### Bathroom

With a panelled bathtub and overhead shower attachment. Low level WC, hand wash basin, fully tiled walls, oak effect flooring and inset spotlights. A double glazed frosted window sits to the side elevation, with a radiator to the wall.



### Externally

There is a driveway providing off road parking for two cars. Gated side access to the landscaped rear garden. This space contains fencing, and fantastic storage options. Premium stone adds texture to the space, with fencing surrounding.



### Extra Information

Tenure: Freehold  
Length of lease: N/A  
Annual Ground Rent: N/A  
Service Charge: TBC  
Service Charge Review Period: TBC  
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

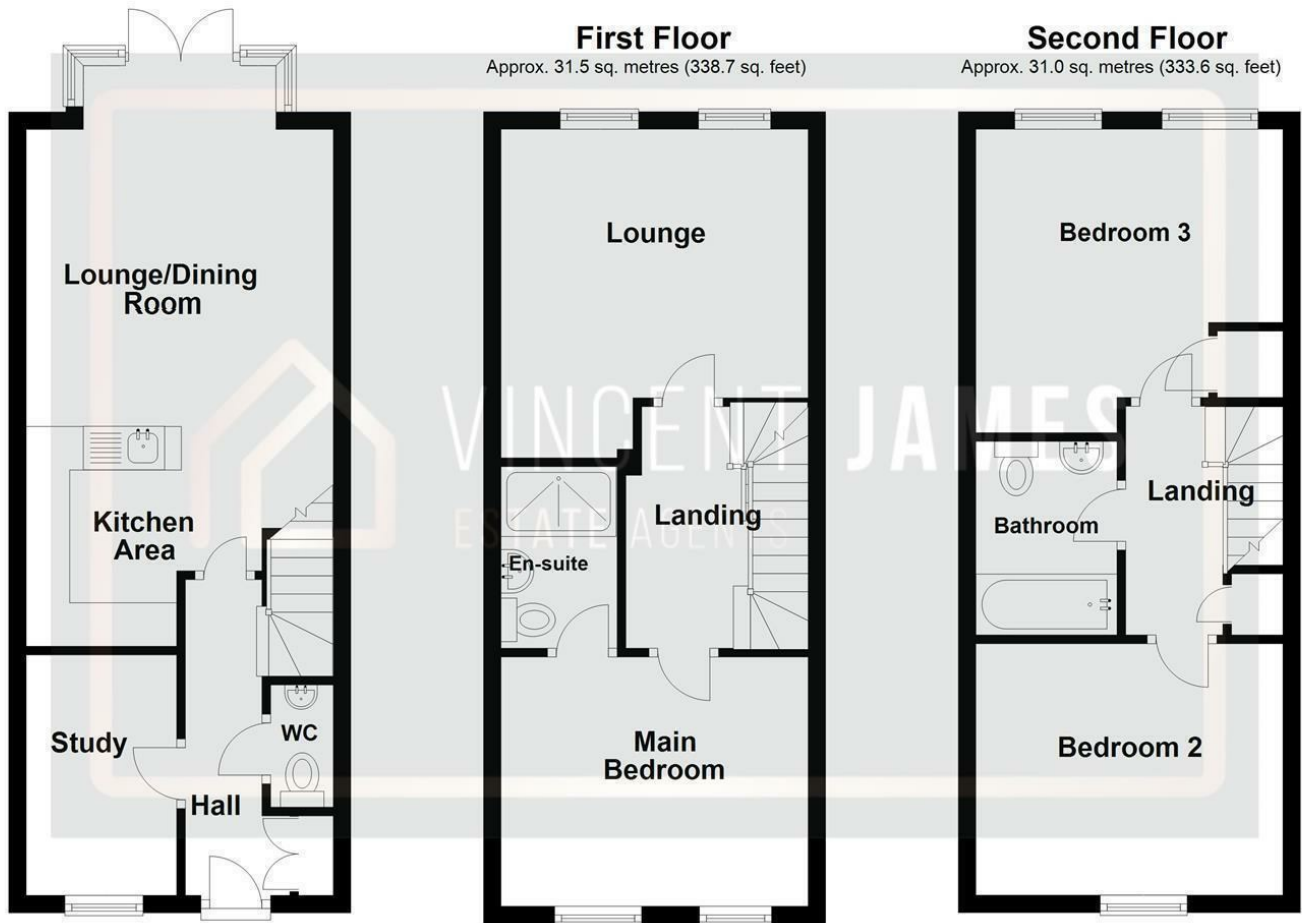
Approx. 32.6 sq. metres (351.0 sq. feet)

## First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)

## Second Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	85
(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 <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	

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87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



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ESTATE AGENTS

WWW.VINCENTJAMESESTATEAGENTS.CO.UK