



VINCENT JAMES
ESTATE AGENTS

19 ARNOLD COURT,
NORTHWICH, CW8 4UB

£300,000



Vincent James Estate Agents are delighted to present this beautifully designed detached home on the highly popular Winnington Village development. Perfectly combining style and functionality, this property is ideal for family living. Inside, the welcoming entrance hallway leads to a spacious lounge, a convenient downstairs WC, and a modern kitchen diner, perfect for entertaining. Upstairs, you'll find three generously sized bedrooms, including a luxurious en-suite to the main bedroom, and a contemporary family bathroom. Externally, the property boasts a driveway with space for two cars, a garage, and a private rear garden. As a freehold property, this home truly has it all. Call today to book your viewing and take the first step toward making this stunning home yours.

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Entrance Hallway



Accessed via the front entrance door, leading to the Downstairs WC, Lounge & Kitchen Diner. A staircase leads to the first floor, while a radiator sits to the wall.

Lounge



This spacious lounge comes with a double glazed bay window to the front elevation, radiator and carpet underfoot.

Kitchen Diner



Fitted with a range of wall, drawer and base units, upgraded with oak worksurfaces and inset spotlights overhead. Integral appliances include a Fridge Freezer, Oven with Four Ring Hob and Extractor above and a Dishwasher. There is also an inset sink with drainer and mixer tap. Below, there is space for a washing machine. The space also comes with a Breakfast Bar, a radiator, double glazing and french doors both to the rear of the property. There is also a wall mounted TV point. A cupboard houses the combi boiler.

Downstairs WC



This bright and stylish room comes with a Low Level WC, Hand Wash Basin & splashback, a radiator and a double glazed frosted window to the front elevation.

Landing



Connects to the Master Bedroom, alongside bedrooms two and three. Also connecting to the Family Bathroom. There is a loft access hatch and carpet underfoot. A double glazed window looks to the side of the home.

Master Bedroom



Designed with modernity in mind, this cozy space is

complemented by bespoke panelling, carpet underfoot, a radiator and also provides access to its own en-suite. There is a double glazed window to the front aspect of the home.

En-Suite



A convenient space, featuring a Low Level WC, Hand Wash Basin, Modern Shower, Inset spotlights, and a double glazed frosted window to the side aspect of the home.

Bedroom Two



With a double glazed window to the rear of the home, this space is carpeted, with a radiator and a wall mounted TV point.

Bedroom Three



With a double glazed window to the rear of the home, this space is carpeted, with a radiator and a wall mounted TV point.

Bathroom



With a low level WC, hand wash basin and splashback, radiator and a double glazed frosted window to the front aspect of the home.

Garage

With power and a light.

Externally - Front



Driveway with two spaces, and gated side access to the rear garden. Access to the garage.

Externally - Rear



With planting beds, fencing and a paved seating area. The space is pebbled with gated access to the front of the home.

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

19 ARNOLD COURT, NORTHWICH, CW8 4UB

Tenure: Freehold

Term: N/A

Ground Rent: Approx £7.54 per month

Service Charge: TBC

Service Charge Review Period: TBC

Council Tax Band: D

TEL: 01606 663939



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DETAILS
 Total area: 97.26 m²
 Living area: 82.83 m²
 Floors: 2
 Rooms: 13

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▼ **1st Floor** TOTAL AREA: 41.50 m² • LIVING AREA: 41.50 m² • ROOMS: 7
 ▼ **Ground Floor** TOTAL AREA: 55.76 m² • LIVING AREA: 41.32 m² • ROOMS: 6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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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87 WITTON STREET
 NORTHWICH
 CHESHIRE
 CW9 5DR
 01606 663939
 HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK