



58 WESTERN WAY, WINNINGTON VILLAGE, £265,000



NEW TO THE MARKET – CHAIN FREE, FREEHOLD TOWNHOUSE

Vincent James Estate Agents are delighted to present this beautifully presented freehold townhouse, situated in the ever-popular Winnington Village development. Built by David Wilson Homes, this stunning property offers spacious and modern living across three floors. The ground floor features a welcoming hallway, WC, a stylish lounge, and a contemporary kitchen diner. On the first floor, there are two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to the impressive master bedroom, complete with an ensuite. Externally, the property benefits from an enclosed rear garden, a driveway, and a garage. Being chain free, this home is perfect for buyers looking for a hassle-free move. Don't miss out—contact us today to arrange a viewing!

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Entrance Hallway

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



Landing

Doors to bedrooms two, three, bathroom and inner hallway. Cupboard housing hot water tank.



WC

Low level WC and Wash Hand basin. Radiator.



Kitchen

10'4 x 8'1

Range of wall, drawer and base units with worksurfaces above. Inset Oven. Inset hob with hood above. Integrated Dishwasher, Washing Machine & Dishwasher. Double glazed window to the front elevation. Radiator.



Lounge / Diner

15'2 x 14'4

Double glazed French doors to the rear elevation. Two radiators. Understairs storage cupboard.

Bedroom Two

12'3 x 8'7

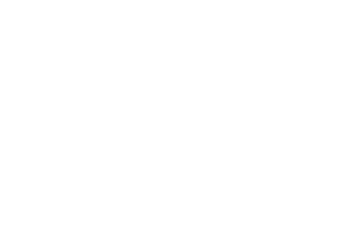
Double glazed window to the rear elevation. Radiator.



Bedroom Three

13'4 x 9'4

Double glazed window to the front elevation. Radiator.





Bathroom

8'3 x 6'0

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



Inner Hallway

Stairs to master bedroom. Double glazed window to the rear elevation.



Master Bedroom

19'7 x 15'2

Double glazed window to the front elevation. Two Velux windows to the rear elevation. Two radiators. Door to Ensuite



Ensuite

9'7 x 3'6

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



Externally - Front

Lawned garden.



Externally - Rear

Enclosed garden with Indian Paved patio leading to lawned garden.



Driveway & Garage

Driveway providing off road parking. Garage with up and over door to the front elevation.

Extra Information

Tenure: Freehold

Term: N/A

Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: TBC

Council Tax Band: D

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.

Leasehold Information

Please note the sellers of this property are currently in the process of purchasing the FREEHOLD so the property is now to be sold with the freehold included on completion.



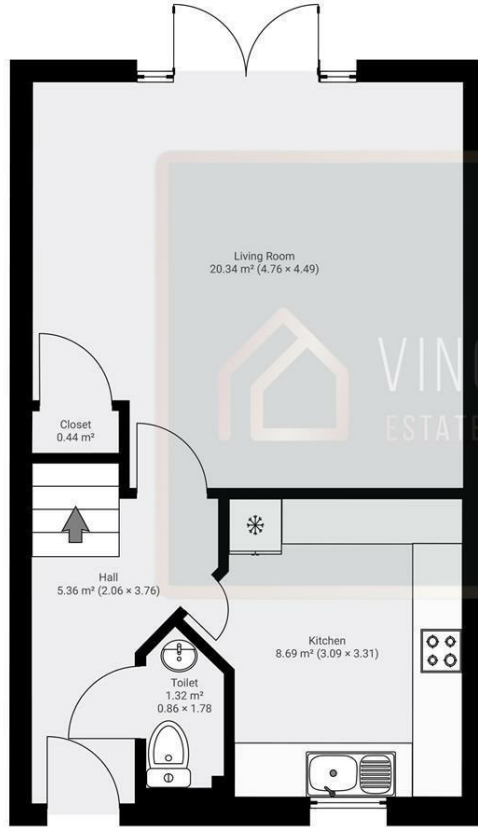
DETAILS
 Total area: 98.60 m²
 Living area: 98.60 m²
 Floors: 3
 Rooms: 14

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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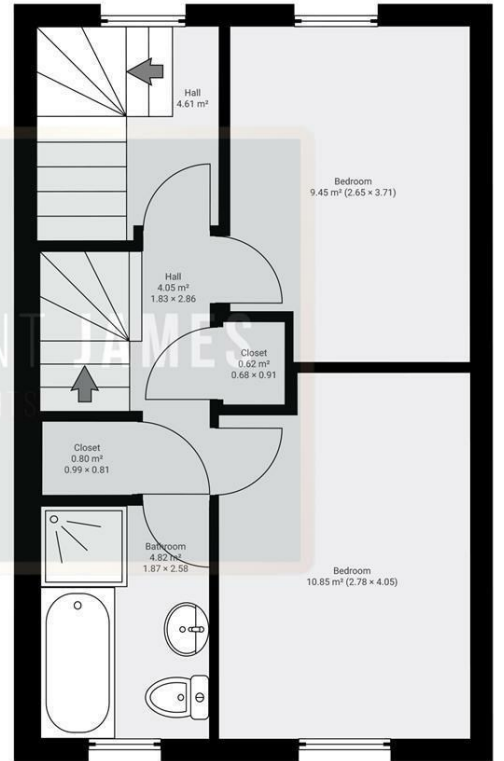
▼ Ground Floor

TOTAL AREA: 36.13 m² • LIVING AREA: 36.13 m² • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 35.19 m² • LIVING AREA: 35.19 m² • ROOMS: 7



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 (CO₂) 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