



21 TELFORD ROAD, WINNINGTON  
VILLAGE,  
NORTHWICH CW8 4YN  
£245,000



Vincent James Estate Agents are pleased to bring to the market this beautifully presented mews property constructed by David Wilson Homes on the ever popular Winnington Village Development. The accommodation includes: Hallway, WC, Lounge and Kitchen Diner to the ground floor and Three Bedrooms, bathroom & Ensuite to the first floor. Externally there is a driveway and an enclosed rear garden. Call us now to book your viewing!

\*\*\*FREEHOLD\*\*\*NO CHAIN\*\*\*

[WWW.VINCENTJAMESESTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESESTATEAGENTS.CO.UK)



### Entrance Hallway

Accessed via front entrance door. Radiator. Door to WC & Lounge.

### WC

Low level WC and wash hand basin. Radiator.



### Lounge

17'2 x 12'1

Double glazed bay window to the front elevation. Radiator. Storage Cupboard. Door to Inner Hallway.



### Inner Hallway

Stairs to first floor. Radiator. Door to Kitchen.



### Kitchen Diner

15'5 x 8'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset electric oven with four ring gas hob with extractor fan above. Integrated Dishwasher, Washing Machine and Fridge Freezer. Part tiled walls. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation.



### Landing

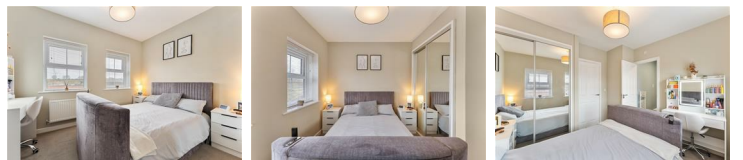
Doors to bedrooms and bathroom. Loft access. Storage Cupboard.



### Master Bedroom

10'7 x 6'2

Two double glazed windows to the rear elevation. Radiator. Door to Ensuite.



### Ensuite

6'8 x 4'5

Low level WC, wash hand basin and walk in shower area.. Part tiled walls. Radiator.



### Bedroom Two

12'7 x 8'1

Double glazed window to the front elevation. Radiator.



### Bedroom Three

7'3 x 7'2

Double glazed window to the front elevation. Radiator.



### Family Bathroom

7'2 x 5'9

Low level WC, wash hand basin and panelled bath. Part tiled walls. Radiator.



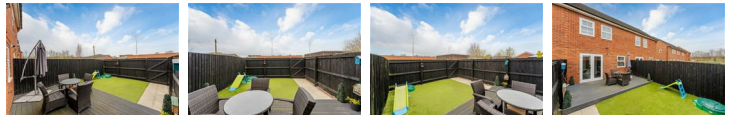
### Externally - Front

Off road parking.



### Externally - Rear

Enclosed garden with decked area leading to Astro turfed garden. Access gate.



### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

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.

### Financial Qualification

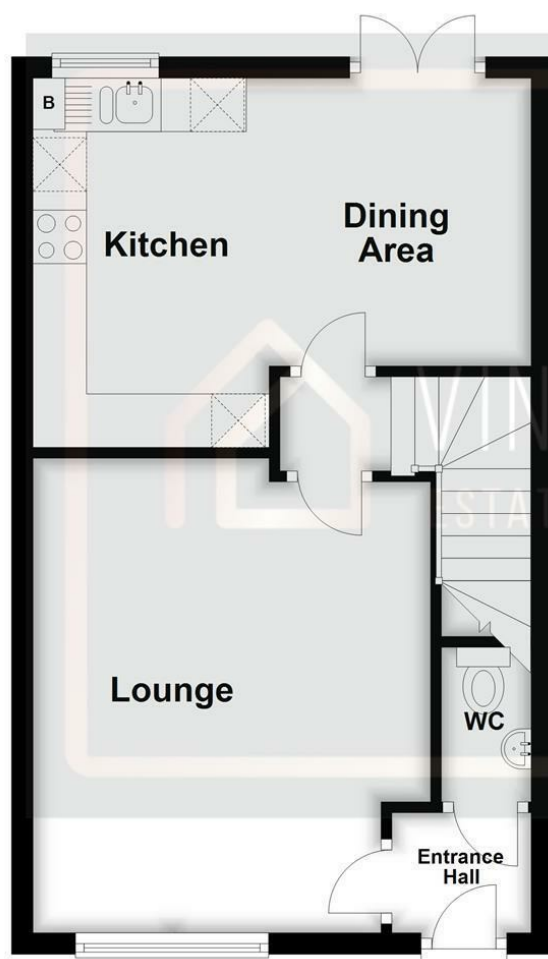
Please note all offers made by a potential purchaser will

21 TELFORD ROAD, WINNINGTON VILLAGE, NORTHWICH, CW8 4YN

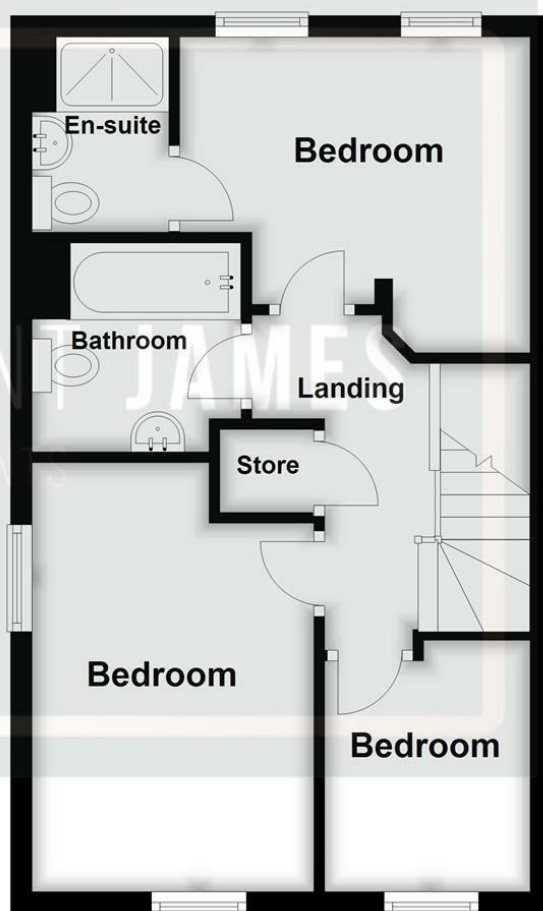
be subject to qualification by our team of financial advisors.


TEL: 01606 663939


## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



VINCENT JAMES  
ESTATE AGENTS

WWW.VINCENTJAMESESTATEAGENTS.CO.UK