

7 SUNFLOWER WAY, WINNINGTON VILLAGE, NORTHWICH. CW8 4RS £275,000









Vincent James Estate Agents are delighted to present this exceptional townhouse, situated within the sought-after Winnington Village development. This beautifully designed home offers spacious and versatile accommodation across three floors. The ground floor features an inviting entrance hallway, a fourth bedroom that can also serve as a home office, a convenient WC, and a stunning open-plan kitchen, dining, and living area. The first floor boasts a stylish lounge and an impressive master bedroom complete with an en-suite bathroom. On the second floor, there are two additional well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private, enclosed rear garden and off-road parking. This home is offered for sale on a freehold basis.

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Entrance Hallway

Accessed via front entrance door. Laminate Flooring. Storage Cupboard housing boiler. Doors to WC. Study / Bed 4 & Open Plan Kitchen / Diner / Living Space.



WC Low level WC and wash hand basin. Laminate flooring. Radiator.



Bedroom Four / Study Double glazed window to the front elevation. Radiator. Laminate Flooring. Built in Storage Wardrobes.



Open Plan Kitchen / Diner / Living Space Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer. Space for Fridge Freezer, Dishwasher & Washing Machine. Inset electric oven with hob and extractor fan above. Radiator. Understairs storage cupboard. Double glazed French doors to the rear elevation. Laminate flooring.



Landing
Doors to Lounge & Master Bedroom.



Lounge Two double glazed windows to the rear elevation. Radiator.

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Master Bedroom

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





Bedroom Two

Velux window to the rear elevation. Radiator. Cupboard housing hot water tank.



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



Bedroom Three

Double glazed window to the front elevation. Velux window to the front elevation. Storage Cupboard.





Landing

Doors to bedrooms & bathroom. Radiator.

Bathroom

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

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Externally - Front
Off road parking for two cars.













Externally - Rear

Enclosed garden with paved patio leading to an astroturfed area. Garden shed. Raised planting borders.









Extra Information

Tenure: Freehold Length of lease: N/A Annual Ground Rent: N/A

Service Charge: £103 per year approx Service Charge Review Period: N/A

Council Tax Band: C

Anti Money Laundering

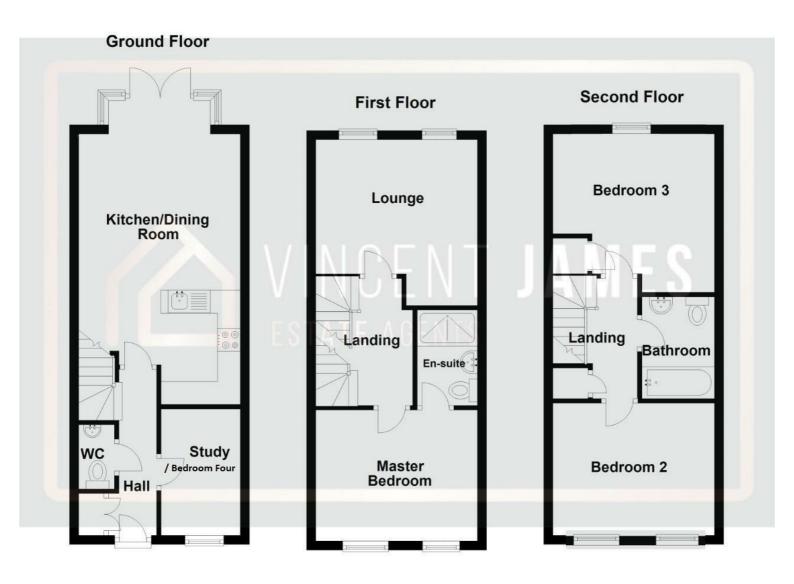
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

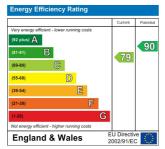
Financial Qualification

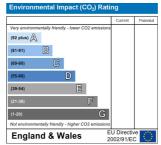
Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



TEL: 01606 663939







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87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK

