



20 TELFORD ROAD,  
NORTHWICH, CW8 4YN

£260,000



Vincent James Estate Agents are delighted to present this spacious three-bedroom semi-detached property, ideally located on the popular Winnington Village development.

Perfect for first-time buyers, families, and professionals alike, this home offers easy and comfortable living. Inside, you'll find an entrance vestibule leading to the downstairs WC and lounge, as well as a kitchen diner and a staircase to the first floor. The landing connects to all bedrooms, with the master benefitting from an en-suite.

Externally, the property features an outbuilding with power, a driveway with space for two cars and a lawned rear garden.

Don't miss out—call now to book your viewing!

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### Entrance Vestibule

Access to the Downstairs WC and Lounge. Accessed via the front entrance door, with a radiator to the wall.

### Lounge



With a double glazed bay window to the front elevation, two radiators and a storage cupboard. Connects to the Kitchen Diner. A/C Unit.

### Kitchen Diner



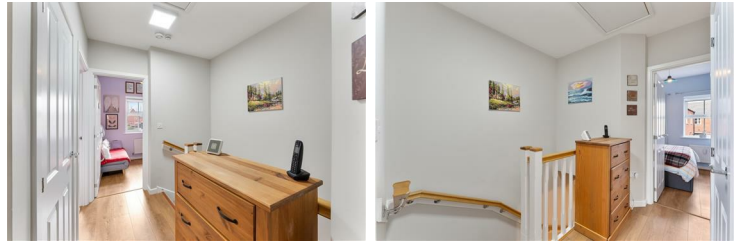
Fitted with a range of wall, drawer and base units with worksurfaces above. With an inset sink and mixer tap. Double glazed window and french doors to the rear aspect of the home. Radiator to the wall. Integral appliances include; Fridge Freezer, Dishwasher, Washing Machine, Oven with four ring gas hob and hood above.

### Downstairs WC



A low level WC, radiator, part tiled walls and a hand wash basin.

### Landing



With a storage cupboard and loft access.

### Master Bedroom



With two double glazed windows to the rear elevation and access to the en-suite. Built in wardrobes. Radiator to the wall.

### En-Suite



WC, Hand wash basin, shower cubicle, heated towel rail and a double glazed frosted window to the side aspect of the home.

## Bedroom Two



Double glazed window to the front aspect of the home, and a radiator.

## Bedroom Three



Double glazed window to the front aspect of the home, and a radiator.

## Bathroom



WC, hand wash basin with vanity unit, panelled bathtub and overhead shower attachment, part tiled walls, double glazed frosted window to the side elevation and a heated towel rail.

## Externally - Front



Driveway with two spaces, gated side access to the rear garden. EV car charging point.

## Externally - Rear



Lawned garden with fencing and a paved patio area. Outbuilding with power and a light.

## 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 be subject to qualification by our team of financial advisors.



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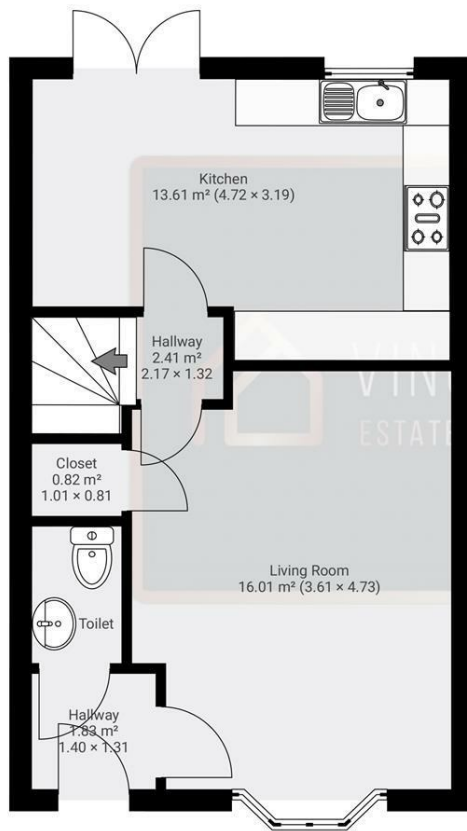
#### DETAILS

Total area: 71.13 m<sup>2</sup>  
Living area: 71.13 m<sup>2</sup>  
Floors: 2  
Rooms: 15

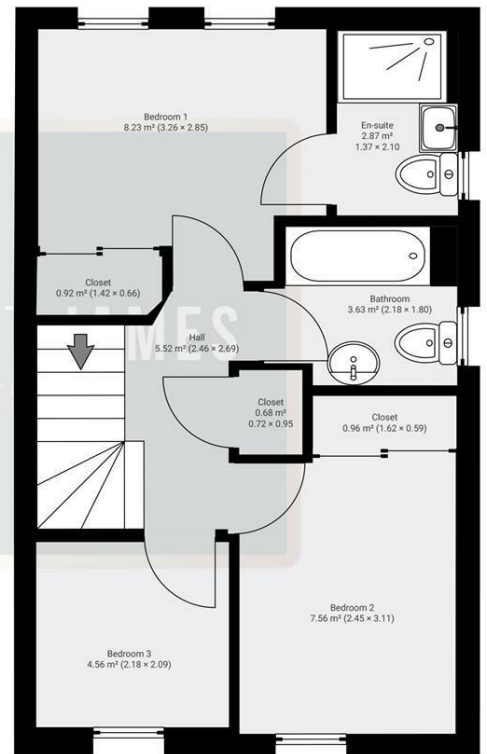
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0.0 0.5 1.0 1.5 2.0m  
1:58

▼ **Ground Floor** TOTAL AREA: 36.22 m<sup>2</sup> • LIVING AREA: 36.22 m<sup>2</sup> • ROOMS: 6



▼ **1st Floor** TOTAL AREA: 34.91 m<sup>2</sup> • LIVING AREA: 34.91 m<sup>2</sup> • ROOMS: 9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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 <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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