



VINCENT JAMES
ESTATE AGENTS

1 HILL VIEW RISE,
NORTHWICH, CW8 4XA

£355,000



Vincent James Estate Agents are thrilled to present this stunning four-bedroom detached family home in Winington, offered with no onward chain—ready for you to move straight in!

From the moment you step inside, you'll be impressed by the spacious and stylish layout. The welcoming entrance vestibule leads into a bright hallway, connecting seamlessly to the generous lounge, a modern kitchen diner perfect for entertaining, a handy utility room, and a convenient downstairs WC.

Upstairs, there are four fantastic bedrooms, including a luxurious master suite with its own private en-suite, plus a well-appointed family bathroom.

Outside, the beautifully landscaped rear garden offers the perfect outdoor retreat, while the driveway with space for four cars and a garage ensure plenty of parking and storage.

This home has been upgraded to a high standard and won't be available for long. Book your viewing today—before it's gone!

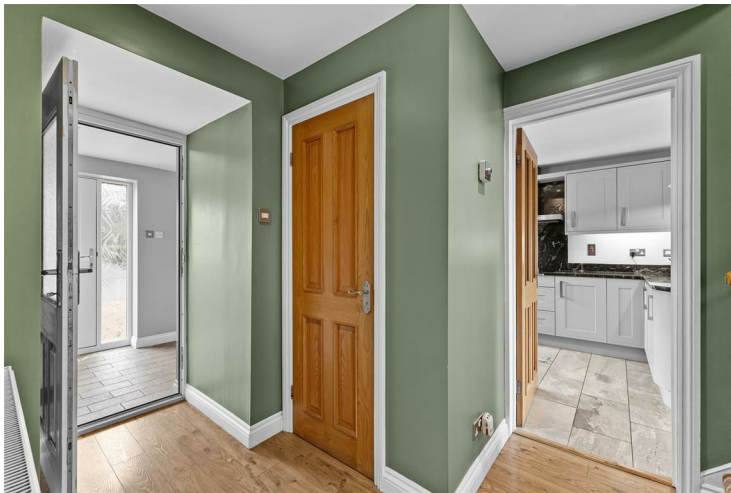
WWW.VINCENTJAMESESTATEAGENTS.CO.UK

Entrance Vestibule



This spacious entrance point has feature tiled flooring underfoot, and a radiator to the wall.

Hallway



With wooden flooring underfoot, leading to the Downstairs WC, Utility Room, Lounge and Kitchen Diner. A staircase leads upstairs.

Lounge



With wooden flooring underfoot and a radiator to the wall. An inset log burner allows for warmth year round, and double glazed french doors sit to the rear of the home. Inset spotlights.

Kitchen Diner



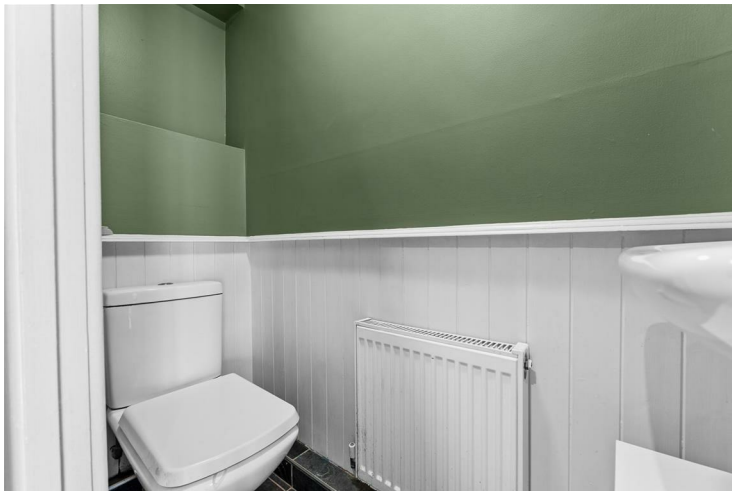
With feature tiling to the floor, complete with a breakfast bar. Inset sink, dishwasher, double oven, microwave, hob and hood above, and spotlights. Granite worksurfaces. Double glazed window to the front aspect of the home and french doors to the rear. Understairs storage. Wall mounted TV point.

Utility Room



Connects to the garage. Fitted with a range of wall, drawer and base units with worksurface above. Space for utilities underneath. Inset sink with mixer tap. Radiator.

Downstairs WC



Tiled flooring. Radiator. Panelled walls. Low level WC and Hand Wash Basin.

Landing



Carpeted, with a double glazed window to the rear of the home. Access to all bedrooms and family bathroom. Loft access. Storage cupboard.

Master Bedroom



Double glazed bay window to the front aspect of the home. Wall mounted TV point. Carpeted underfoot. Access to the en-suite. Built in wardrobes.

En-Suite



Double glazed frosted window to the side elevation. Low level WC, Hand wash basin, wall mounted vertical radiator. Stand in shower. Inset spotlights.

Bedroom Two



Carpeted, with a double glazed window to the rear elevation and a radiator.

Bedroom Three



Carpeted, with a double glazed window to the front elevation and a radiator.

Bedroom Four



Carpeted, with a double glazed window to the rear elevation and a radiator.

Bathroom



Panelled bathtub, wall mounted vertical radiator. Low level WC, Hand Wash Basin, fully tiled walls, inset spotlights. Double glazed frosted window to the side elevation.

Garage

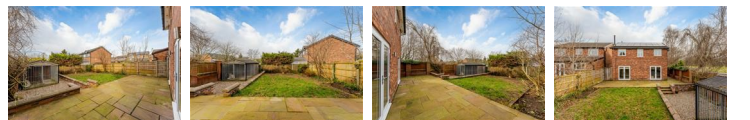
With power and a light.

Externally - Front



Driveway with four spaces, access to the garage. Gated side access to the rear.

Externally - Rear



Paved, with a lawned garden and fencing.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

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.

Financial Qualification

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



1, Hill View Rise. Northwich

DETAILS

Total area: 106.69 m²
Living area: 98.98 m²
Floors: 2
Rooms: 16

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.

0 1 2 3m
1:91

▼ **1st Floor** TOTAL AREA: 48.55 m² • LIVING AREA: 48.55 m² • ROOMS: 9 ▼ **Ground Floor** TOTAL AREA: 58.15 m² • LIVING AREA: 50.44 m² • ROOMS: 7



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		88	90
		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	

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



WWW.VINCENTJAMESESTATEAGENTS.CO.UK