



VINCENT JAMES
ESTATE AGENTS

30 MUSKETT DRIVE, WINNINGTON VILLAGE, £245,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superb SEMI DETACHED home located on the popular WINNINGTON VILLAGE development. Built by TAYLOR WIMPEY the accommodation of this home includes: hallway, lounge, kitchen diner and WC to the ground floor and THREE BEDROOMS, bathroom and ensuite to the first floor. Externally there is an ENCLOSED REAR GARDEN & DRIVEWAY FOR TWO CARS!

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30 MUSKETT DRIVE, WINNINGTON VILLAGE, NORTHWICH, CW8 4YP

Entrance Hallway

Access via double glazed front entrance door. Stairs to the first floor. Door to Lounge.

Lounge

14'1" x 12'1"

Double glazed window to the front elevation. Radiator. Laminate flooring. Door to Kitchen.



Kitchen Diner

15'4" x 13'2"

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



WC

Low level WC and wash hand basin. Radiator.

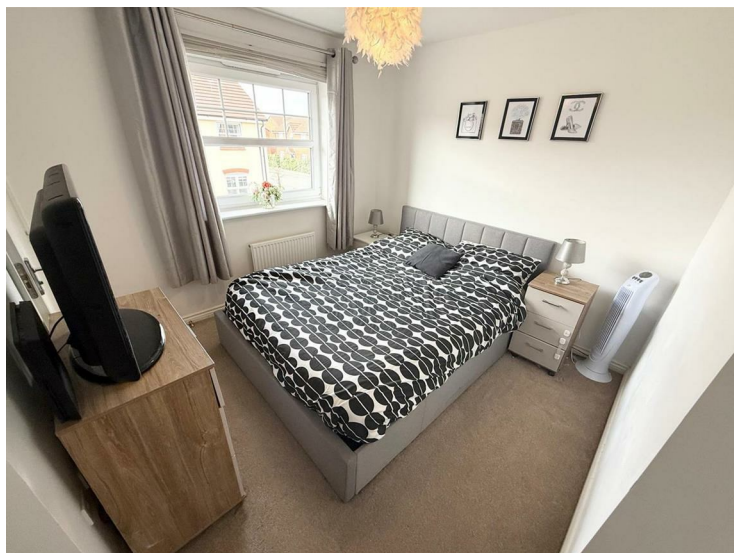
Landing

Doors to bedrooms and bathroom. Loft access.

Master Bedroom

12'2" x 9'4"

Double glazed window to the front elevation. Radiator. Built in Wardrobes. Door to Ensuite.



Ensuite

5'5" x 5'8"

Low level WC, wash hand basin and shower cubicle. Radiator. Double glazed window to the front elevation.



Bedroom Two

10'10" x 8'7"

Double glazed window to the rear elevation. Radiator.



Bedroom Three

11'7" x 6'7"

Double glazed window to the rear elevation. Radiator.



Bathroom

6'7 x 5'7

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



Externally - Front

Off road parking for two cars.



Externally - Rear

Enclosed rear garden with paved patio leading to lawned garden.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: N/A

Council Tax Band: C

Anti Money Laundering

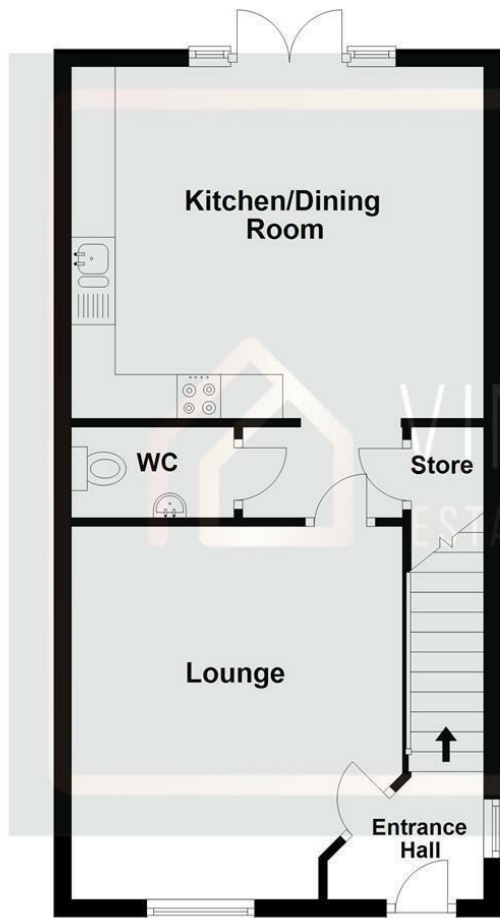
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

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

Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 89.9 sq. metres (967.2 sq. feet)

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

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