



VINCENT JAMES
ESTATE AGENTS

29 MANORA ROAD,
NORTHWICH, CW9 5PF

£300,000



A unique character Detached Dorma Bungalow, located in the sought after Witton Park area, which is a peaceful haven close to the River Dane and valley and is within walking distance of Northwich town centre. The spacious interior would lend itself to family occupation or would be ideal for a retired couple as there is a double bedroom on the ground floor and two further bedrooms on the first floor. The accommodation includes: Entrance hallway, Lounge, Kitchen, Living room, Bedroom and Bathroom to the ground floor and landing, Two Bedrooms and WC on the first floor. Externally there are front, side and rear gardens, a detached garage and gated driveway / parking area.

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Hallway

Accessed via wooden front entrance door. Tiled floor. Radiator. Doors to Lounge, Bedroom, Shower Room, Living Room & Kitchen.



Bedroom

Bay window to the front elevation, Radiator.

Living Room

Bay window to the front elevation, Radiator. Feature fireplace with inset gas fire.



Bathroom

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



Lounge

Double glazed window to the rear and side elevation. Stairs to first floor. Double doors to the kitchen. Radiator.



Kitchen

Range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven. Inset hob. Part tiled walls. Tiled floor. Radiator. Storage Cupboard. Window to the rear elevation. Access door to the rear elevation.



Landing

Velux style window. Doors to bedrooms, WC and storage cupboard.

Bedroom

Velux style window. Window to the front elevation. Radiator. Eaves storage.



Bedroom

Window to the rear elevation. Radiator. Eaves Storage



WC

Low level WC and wash and wash hand basin. Tiled floor.



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

Externally - Front

Lawned garden. Gravelled driveway. Mature planting.



Externally - Rear

Gravelled garden.



Detached Garage

Up and over door.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: Per annum

Council Tax Band: B

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

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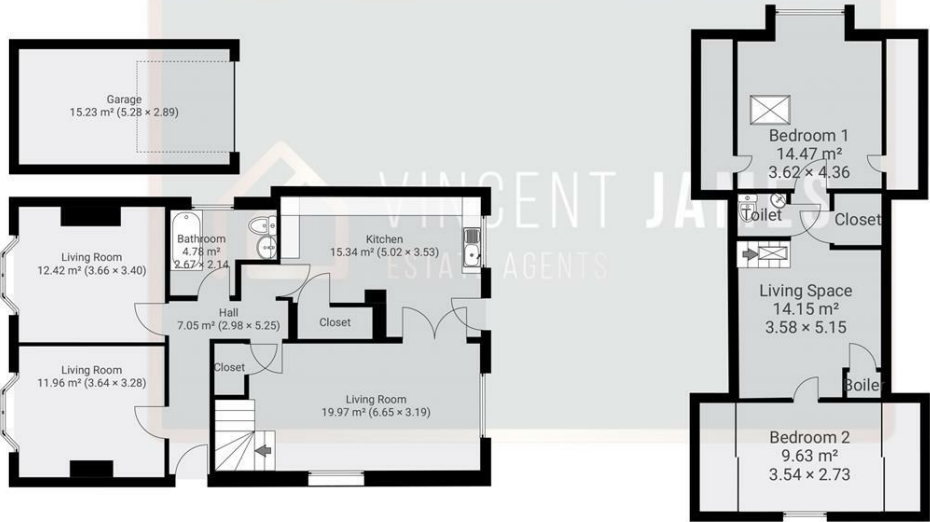
29 Manora Road,
Northwich


DETAILS
Total area: 141.46 m²
Living area: 126.22 m²
Floors: 2
Rooms: 19


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▼ **Ground Floor** TOTAL AREA: 89.14 m² • LIVING AREA: 73.91 m² • ROOMS: 9
▼ **1st Floor** TOTAL AREA: 52.32 m² • LIVING AREA: 52.32 m² • ROOMS: 10



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(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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