



33 HARPER CLOSE,
NORTHWICH, CW8 4SU

£265,000



Vincent James Estate Agents are delighted to bring this Semi-Detached home to the market, situated on the popular Winnington Village Development. Offered on a Freehold basis with No Onward Chain, the property briefly comprises - Entrance Vestibule, Lounge, Kitchen Diner, Downstairs WC, Three Bedrooms, En-Suite and Bathroom. Externally, there is a Garage, Driveway and Gardens to the Front and Rear. Call now to book your viewing!

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Entrance Hallway

Accessed via front entrance door. Radiator. Door to WC and Lounge.



drainer unit with mixer tap. Space for dishwasher, washing machine and fridge freezer. Integrated high level oven and four ring gas hob with extractor fan above. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Radiator. Inset spotlights. Cupboard housing boiler.



Landing

Doors to all bedrooms and bathroom. Loft access. Storage cupboard.



WC

Low level WC and wash hand basin. Radiator. Double glazed window to front elevation.



Lounge

Double glazed window to the front elevation. Stairs to the first floor. Radiator. Understairs storage cupboard. Opening to Kitchen Diner.



Master Bedroom

Double glazed window to the rear elevation. Radiator. Access to en-suite.



En-Suite

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

Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and



Bedroom Two

Double glazed window to front elevation. Radiator.



Bedroom Three

Double glazed window to front elevation. Radiator.



Bathroom

Low level WC, wash hand basin and panelled bath. Part tiled walls. Double glazed window to the rear elevation. Inset spotlights. Radiator.



Externally - Front

To the front elevation there is off road parking for two cars.



Externally - Rear

To the rear elevation there is an enclosed garden with paved patio leading to lawned garden with planting borders. Rear access gate. Garage with power and light.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: Approx £7.54

Service Charge Review Period: Per month

Council Tax Band: C

Financial Qualification

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

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.



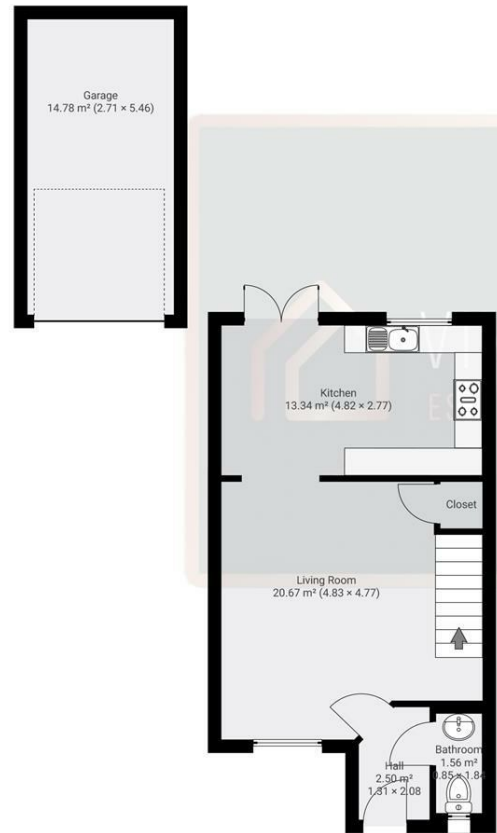
**33 Harper Close,
Winnington**

DETAILS
Total area: 91.59 m²
Living area: 76.80 m²
Floors: 2
Rooms: 13

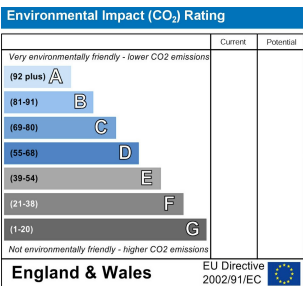
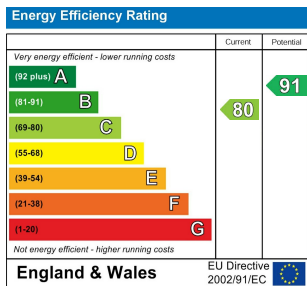
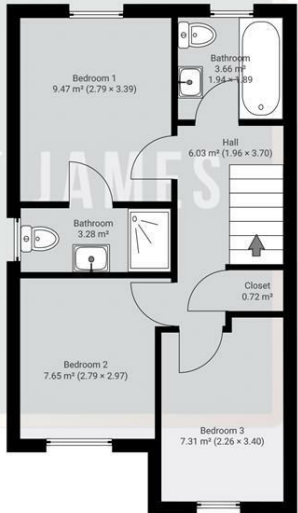
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▼ **Ground Floor** TOTAL AREA: 53.49 m² • LIVING AREA: 38.71 m² • ROOMS: 6



▼ **1st Floor** TOTAL AREA: 38.09 m² • LIVING AREA: 38.09 m² • ROOMS: 7



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



WWW.VINCENTJAMESESTATEAGENTS.CO.UK