



VINCENT JAMES
ESTATE AGENTS

12 ORCHARD DRIVE, LITTLE LEIGH,
NORTHWICH, CW8 4RW

£475,000



Vincent James Estate Agents are delighted to present this beautifully presented detached family home, ideally located in the sought-after semi-rural village of Little Leigh.

This spacious home offers well-planned accommodation comprising: Porch, Entrance Hall, Lounge, open-plan Kitchen Diner, Conservatory, Utility Area, and Ground Floor WC. To the first floor, there are four bedrooms and a family bathroom.

Externally, the property boasts a mature and enclosed rear garden with stunning rolling views across the Cheshire countryside, while the front elevation provides ample off-road parking.

Call us now to arrange your viewing – don't miss out on this fantastic family home!

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Entrance Porch

Accessed via front entrance door. Double glazed window to the front elevation. Laminate Flooring. Door to Hallway.



Entrance Hallway

Stairs to the first floor. Radiator. Doors to WC, Lounge & Kitchen Diner.



WC

Low level WC and wash hand basin. Double glazed window to the side elevation. Laminate Flooring.



Lounge

Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Two radiators. Feature fireplace with inset gas fire. Doors to Kitchen Diner & Utility Room.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven with hob and extractor hood above. Integrated Fridge Freezer & Dishwasher. Column Style Radiator. Double glazed French doors to the conservatory. Laminate Flooring. Double glazed access door to the side elevation.



Conservatory

Brick built with double glazed windows to all sides. Double glazed French doors to the side elevation. Laminate Flooring. Radiator. Solid Tiled Roof with inset spotlights.



Utility Room

Up and over door to the front elevation. Space for Washing Machine, Tumble Dryer & Fridge Freezer. Floor Standing Boiler. Double glazed window to the rear elevation. Double glazed access door to the rear elevation. Door to Garage.



Garage

Up and over door to the front elevation. Power & Light.

Landing

Doors to all bedrooms and bathroom. Loft access.



Master Bedroom

Double glazed window to the front elevation. Radiator. Door leading to walk in wardrobe.



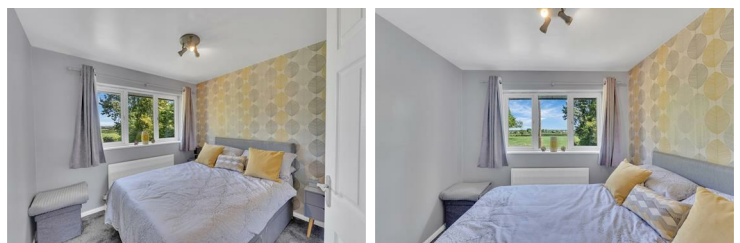
Bedroom Two

Double glazed window to the rear elevation. Radiator.



Bedroom Three

Double glazed window to the rear elevation. Radiator.



Bedroom Four

Double glazed window to the front elevation. Radiator. Cupboard housing hot water tank. Storage Cupboard.



Bathroom

Low level WC, Wash hand basin and bath with shower above. Tiled walls. Double glazed window to the side elevation.



Externally - Front

Gravelled parking area providing off road parking.
Lawned Garden



Externally - Rear

Enclosed garden with gravelled area leading to lawned garden. Mature planting. Decked seating area enjoying rolling views of the Cheshire Countryside. Access gate. Garden shed.



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: E

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

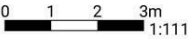
Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



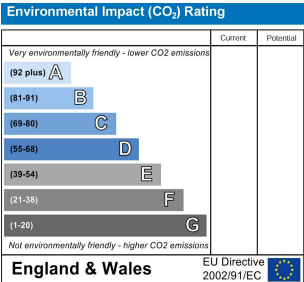
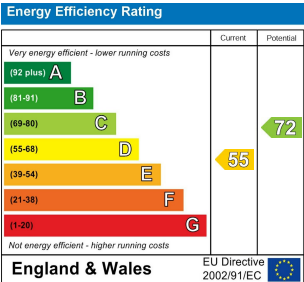
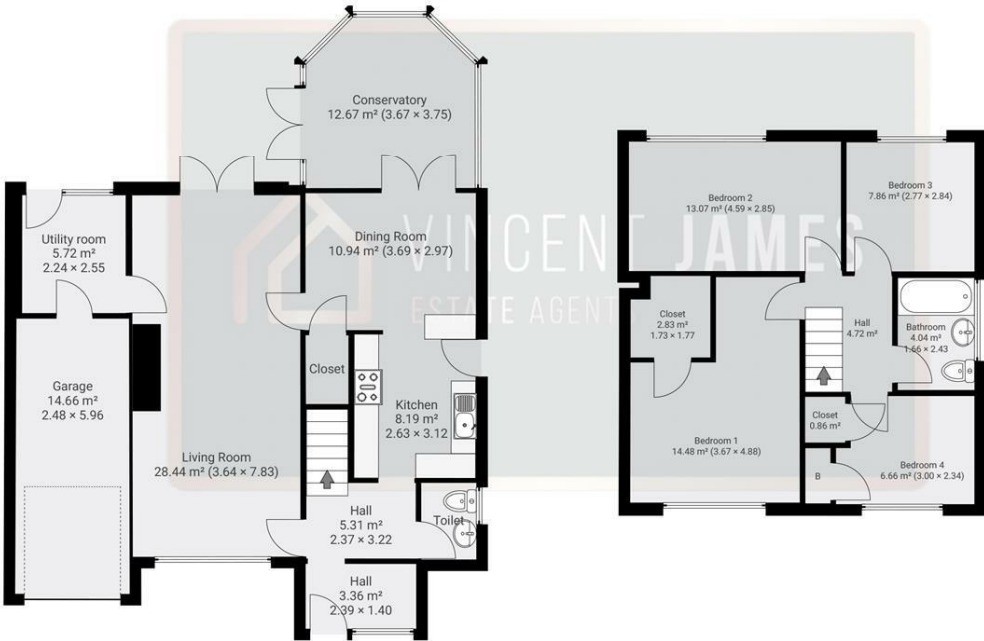
VJ - 12 Orchard Drive,
little Leigh

DETAILS
Total area: 147.71 m²
Living area: 133.05 m²
Floors: 2
Rooms: 19

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.



▼ **Ground Floor** TOTAL AREA: 92.59 m² • LIVING AREA: 77.94 m² • ROOMS: 10
▼ **1st Floor** TOTAL AREA: 55.12 m² • LIVING AREA: 55.12 m² • ROOMS: 9



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.

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