



29 MUSKETT DRIVE, WINNINGTON
VILLAGE,
NORTHWICH, CW8 4YP
£275,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented SEMI DETACHED TOWN HOUSE located on the ever popular WINNINGTON VILLAGE development. The accommodation includes: Hallway, Kitchen Diner, WC & Lounge to the ground floor, two bedrooms and bathroom to the first floor and master bedroom with ensuite to the second floor. Externally there is OFF ROAD PARKING for two cars to the front elevation and enclosed garden to the rear elevation. Call us now to book your viewing!

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Entrance Hallway

Accessed via double glazed front entrance door. Amtico flooring. Stairs to first floor. Radiator. Door to Kitchen Diner.



Lounge

Double glazed French doors to the rear elevation. Radiator. Amtico flooring.



Kitchen Diner

Fitted with a range of wall, drawer and base units with granite worksurfaces above. Inset electric oven with four ring hob with extractor fan above. Integrated Dishwasher, Washing Machine & Fridge Freezer. Cupboard housing boiler. Double glazed window to the front elevation. Inset spotlights. Radiator. Doors to WC & Lounge. Amtico flooring.



WC

Low level WC and wash hand basin. Radiator. Part Tiled Walls. Amtico flooring.

Landing

Double glazed window to the side elevation. Radiator. Doors to Bedrooms, Bathroom & Stairs to Master Bedroom.



Bedroom Two

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.



Bedroom Three

Double glazed window to the front elevation. Radiator.



Bathroom

Low level WC, wash hand basin and panelled bath. Part tiled walls. Tiled floor. Heated towel rail. Inset spotlights.



Master Bedroom Stairs

Double glazed window to the front elevation. Stairs to Master Bedroom Suite.



Master Bedroom

Double glazed window to the front elevation. Velux style window to the rear elevation. Door to Ensuite. Radiator.



Ensuite

Low level WC, wash hand basin and shower cubicle. Velux style window to the rear elevation. Inset spotlights. Heated Towel Rail.



Externally - Front

Off road parking for two cars. Pathway to the front door.



Externally - Rear

Paved patio leading to lawned garden. Access gate to the driveway. Garden Shed.



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: 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.



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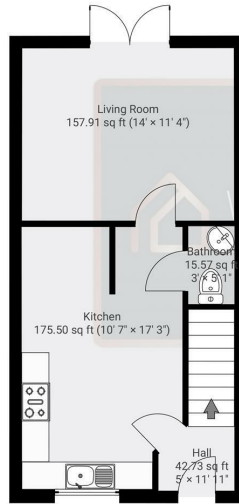
DETAILS
Total area: 1070.78 sq ft
Living area: 1070.78 sq ft
Floors: 3
Rooms: 13

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.

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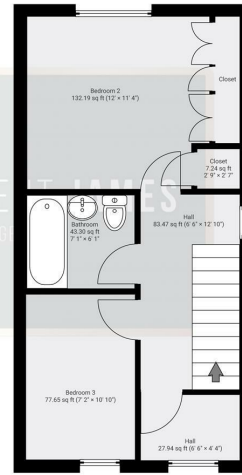
▼ Ground Floor

TOTAL AREA: 391.44 sq ft - LIVING AREA: 391.44 sq ft - ROOMS: 4



▼ 1st Floor

TOTAL AREA: 384.73 sq ft - LIVING AREA: 384.73 sq ft - ROOMS: 7



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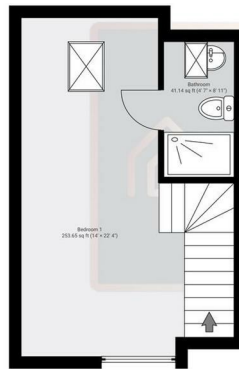
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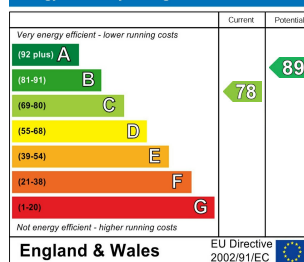
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▼ 2nd Floor

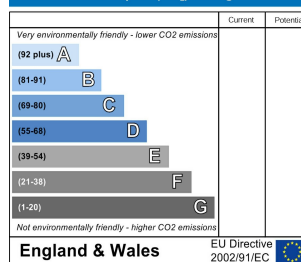
TOTAL AREA: 294.61 sq ft - LIVING AREA: 294.61 sq ft - ROOMS: 2



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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