



15 MCKENZIE CRESCENT,
WINNINGTON VILLAGE,
NORTHWICH, CW8 4FA

£340,000



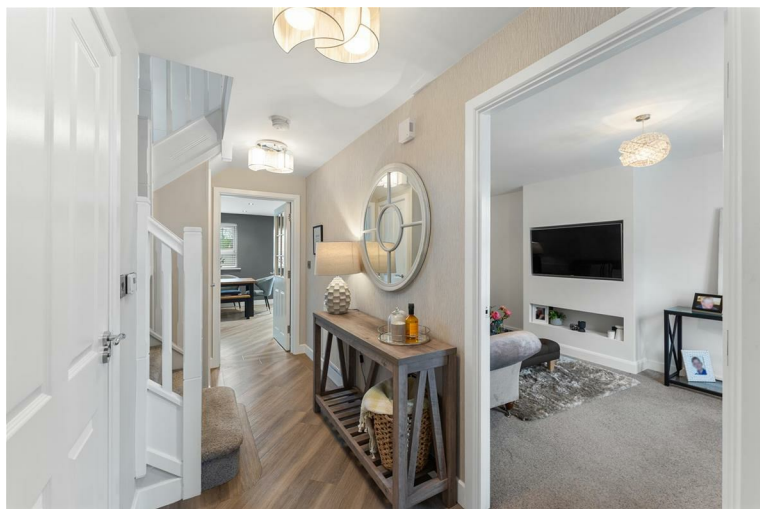
VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED family home presented to SHOW HOME standard located on the ever popular WINNINGTON VILLAGE development. Built by David Wilson Homes to their "Ingleby" design. The accommodation includes hallway, WC, Lounge & Kitchen / Diner to the ground floor and FOUR BEDROOMS, bathroom & ensuite to the first floor. Externally there are front and rear gardens, off road parking and DETACHED GARAGE.

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Entrance Hallway

Accessed via double glazed front access door. Amtico Flooring. Doors to WC, Lounge & Kitchen. Stairs to first floor. Understairs storage cupboard.



WC

7'2 x 2'9

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



Lounge

16'2 x 10'2

Double glazed window to the front elevation. Two radiators.



Kitchen Diner

18'4 x 14'1 max

Fitted with a range of wall, drawer and base units with composite worksurfaces above. Integrated Dishwasher & Fridge Freezer. Inset high level double electric oven. Inset six burner gas hob with extractor fan above. Double glazed French doors to the rear elevation. Double glazed window to the rear elevation. Radiator. Inset spotlights. Amtico Flooring. Double doors opening to the Utility Cupboard.



Utility Cupboard

Space for Washing Machine & Tumble Dryer. Wall mounted combi boiler. Extractor fan.

Landing

Double glazed window to the side elevation. Loft access. Built in storage cupboard. Doors to all bedrooms and bathroom.



Master Bedroom

10'4 x 9'2

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



Ensuite

6'5 x 5'9

Low level WC, wash hand basin and shower cubicle. Heated towel rail. Double glazed window to the side elevation.



Bedroom Two

11'7 x 9'2

Double glazed window to the front elevation. Radiator.



Family Bathroom

7'2 x 5'5

Low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the side elevation. Extractor fan. Heated towel rail.



Bedroom Three

9'1 x 6'8

Double glazed window to the front elevation. Radiator.



Bedroom Four

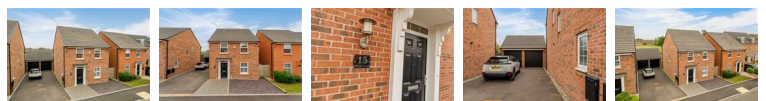
9'0 x 7'2

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



Externally - Front

Porcelain Tiled Pathway leading to the front door. Slated front garden. Driveway providing off road parking. Gated access to the rear garden.



Externally - Rear

Porcelain Tiled Patio with pathway leading to a further patio area. Raised planting borders. AstroTurf lawned garden.



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Detached Garage

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

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

TEL: 01606 663939

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15 McKenzie Crescent, Winnington Village

DETAILS

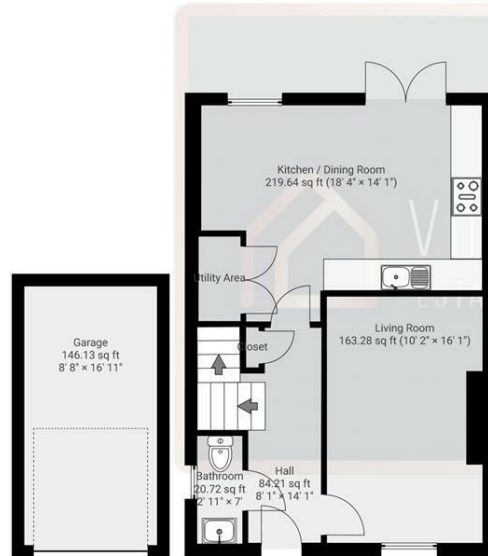
Total area: 1155.59 sq ft
Living area: 1009.47 sq ft
Floors: 2
Rooms: 17

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.

0' 4' 8' 12'
1:102

▼ Ground Floor

TOTAL AREA: 650.79 sq ft • LIVING AREA:
504.66 sq ft • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 504.80 sq ft • LIVING AREA: 504.80 sq ft •
ROOMS: 10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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		
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