



# 14 STARKEY CLOSE, NORTHWICH, CW8 4SF

£390,000



This charming four-bedroom detached house offers a perfect blend of comfort and modern living. Situated at the end of a peaceful cul-de-sac, the property enjoys a serene environment, making it an ideal family home.

Upon entering, you will be greeted by a spacious layout that is both inviting and functional. The heart of the home features a delightful garage conversion, transformed into a stylish bar area, perfect for entertaining friends and family or simply enjoying a quiet evening in. This unique feature adds a touch of character and versatility to the living space.

The property boasts a generous rear garden, providing ample outdoor space for children to play, gardening enthusiasts to thrive, or for hosting summer barbecues. The well-maintained garden is a true oasis, offering a peaceful retreat from the hustle and bustle of daily life.

Additionally, the driveway offers convenient off-street parking, ensuring that you and your guests have easy access to the home. With four well-proportioned bedrooms, there is plenty of room for family members or guests, making this property a wonderful choice for those seeking space and comfort.

In summary, this delightful home in Winnington combines a prime location with modern amenities, making it a fantastic opportunity for anyone looking to settle in a leafy, family-friendly neighbourhood. Don't miss the chance to make this charming property your own.

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### Entrance Hallway



Providing access to the Lounge, Downstairs WC, Utility Room & Kitchen Diner. Staircase.

### Lounge



Double glazed windows to the front and side aspects. Feature effect fireplace. Opens to Kitchen Diner.

### Kitchen Diner



Fitted with a range of wall, drawer and base units with marble worksurfaces above. Inset Fridge Freezer, Dishwasher, Oven, Microwave, Electric Hob and High Spec Extractor overhead. Double glazing and French doors to the rear of the home. Opens to Lounge and Kitchen Diner. Inset sink with mixer tap.

### Utility Space



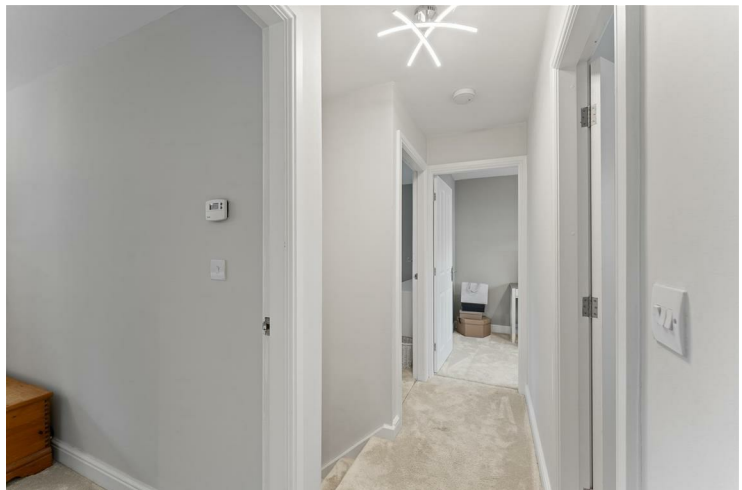
With a worksurface and storage options. Space for Washing Machine and Tumble Dryer. Inset sink with mixer tap. Access door to outside.

### Downstairs WC



WC, Hand wash basin, radiator, double glazed frosted window to the front of the home.

### Landing



Providing access to all rooms upstairs, and loft access.

## Master Bedroom



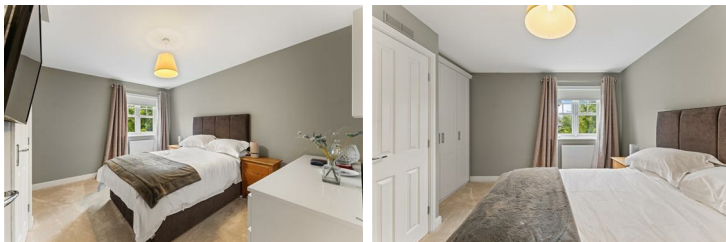
Double glazed window to the front of the home, access to the en-suite. Radiator. Storage cupboard.

## En-Suite



Inset shower, WC, hand wash basin, heated towel rail and double glazed frosted window.

## Bedroom Two



Radiator. Double glazed window to the front of the home, built in wardrobes. Wall mounted TV point.

## Bedroom Three



Built in wardrobes, radiator, double glazed window to the rear.

## Bedroom Four



Radiator, double glazed window to the rear.

## Bathroom



Panelled bathtub with overhead shower, WC, hand wash basin, double glazed frosted window. Heated towel rail. Partly tiled walls.

## Garage Conversion



Currently being used as a bar, this multi-functional space is perfect for hosting family and guests alike. Inset spotlights, loft space.

## Sun-Trapped Rear Garden



Paved seating areas, lawned garden. Gated side access, and fencing. Opens to Garage Conversion.

## Front - External



With a lawned garden and driveway space for three vehicles.

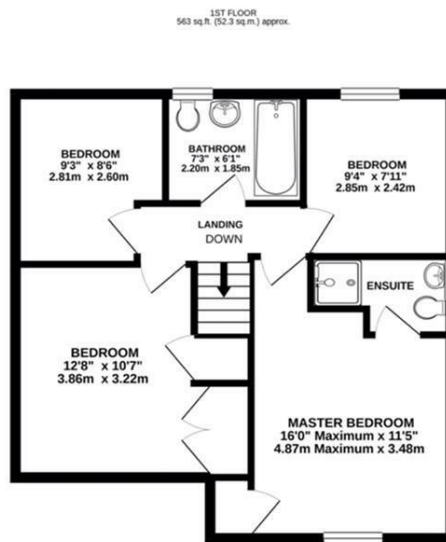
## Extra Information

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

## Surrounding Area

Winnington Village offers excellent travel links, ideal for commuters and travelers. It's well-connected by road with easy access to the A556, leading to the M6 and M56 motorways for convenient routes to Manchester, Liverpool, and Chester. Public transport includes regular train services from Northwich Railway Station to Manchester and Chester, and local bus services provide connectivity within Northwich and surrounding areas. Additionally, Manchester Airport and Liverpool John Lennon Airport are within a reasonable driving distance, enhancing accessibility and convenience. On the village, you can find various amenities including; Co-op supermarket, Dominos Pizza, a nursery, a veterinary practice and many more!





Total Floor Area: 1262 s.q. ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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