



VINCENT JAMES
ESTATE AGENTS

1 OAKLEIGH RISE, WINNINGTON, NORTHWICH, CW8 4XE

£350,000



You won't believe what lies behind these doors...

Step inside and experience the unmatched charm of 1 Oakleigh Rise—a standout, luxurious home nestled beside tranquil woodlands and refurbished to an exceptional standard throughout.

This show-stopping property boasts a range of breathtaking features, including (but not limited to) a beautifully landscaped, summer-inspired garden complete with a sunken seating area, two immaculately presented bedrooms each brimming with unique character, a stunning open-plan country-style kitchen, dining and living space, and a generously sized driveway.

Viewings are highly recommended to truly appreciate the quality and elegance of this remarkable home.

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Lounge

Accessed via front entrance door. Two double glazed bay windows to the front elevation. Stairs to first floor. Two radiators. Door to Kitchen / Dining / Living Area.



Kitchen / Dining / Living Area

Fitted with a range of wall, drawer and base units with wooden worksurfaces above. Inset sink. Inset oven with hob and extractor fan above. Integrated Dishwasher, Fridge & Freezer. Space for Washing Machine. Two sets of Bi Folding doors leading to the rear elevation. Two double glazed windows to the side elevation. Two velux style windows to the rear elevation. Radiator.



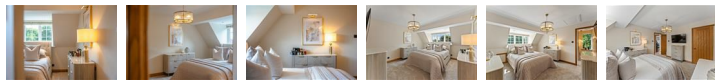
Landing

Double glazed picture window to the side elevation. Doors to bedrooms and bathroom.



Master Bedroom

Double glazed window to the front elevation. Inset spotlights. Storage Cupboard. Opening to the Ensuite.



Ensuite Shower Room

Low level WC, wash hand basin and walk in shower cubicle. Part tiled walls. Tiled floor. Velux style window to the rear elevation. Radiator.



Bedroom Two

Double glazed window to the front elevation Double glazed picture window to the side elevation. Radiator.



Bathroom

Low level WC, vanity wash hand basin and hydrotherapy bath. Part tiled walls. Tiled floor. Double glazed window to the rear elevation. Inset spotlights. Heated towel rail.



Externally - Front

Driveway providing off road parking for two cars. Lawned garden with mature planting borders.



Externally - Rear

Designed and landscaped garden with paved patio and steps leading to an astro turfed garden. Undercover seating area and wooden outbuilding with power and light.



Extra Information

Tenure: Freehold

Length of lease: N/A

1 OAKLEIGH RISE, WINNINGTON, NORTHWICH, CW8 4XE

Annual Ground Rent: N/A

Service Charge: Approx TBC

Service Charge Review Period: TBC

Council Tax Band: B

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.

TEL: 01606 663939



1 Oakleigh Rise, Winnington

DETAILS

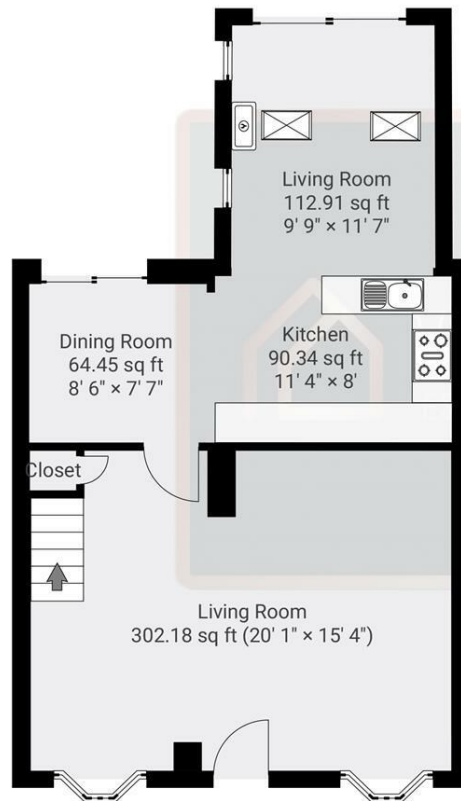
Total area: 934.80 sq ft
Living area: 934.80 sq ft
Floors: 2
Rooms: 11

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' 2' 4' 6' 8'
1:75

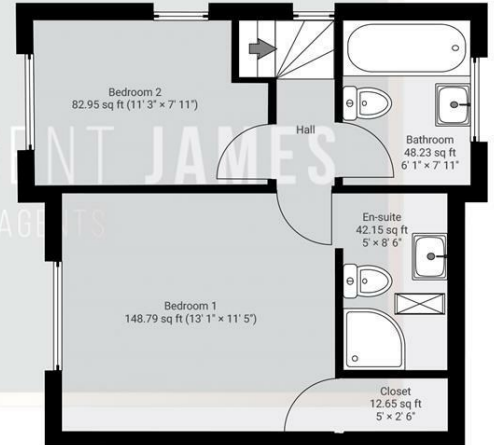
▼ Ground Floor

TOTAL AREA: 573.68 sq ft • LIVING AREA:
573.68 sq ft • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 361.12 sq ft • LIVING AREA: 361.12 sq ft •
ROOMS: 6



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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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