



VINCENT JAMES
ESTATE AGENTS

LYNTON PENNY'S LANE, RUDHEATH, NORTHWICH, CW9 7RL

£360,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented DETACHED FAMILY HOME property located. The accommodation includes: Porch, Hallway, Lounge, Dining Room, Kitchen and shower room to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there is a driveway to the front elevation and enclosed garden to the rear. NO CHAIN!!

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Porch

Accessed via front entrance door. Tiled floor. Access door to the hallway.

Hallway

Accessed via wooden entrance door. Stairs to first floor. Radiator. Doors to Lounge, Kitchen & Storage Cupboard.



Lounge Diner

Double glazed bay window to the front elevation. Double glazed French doors. Feature brick fireplace. Two radiators.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Space for Range Cooker. Space for Washing Machine, Dishwasher and Tumble Dryer. Inset spotlights. Tiled floor. Cupboard housing boiler. Opening to the inner hallway.



Inner Hallway

Tiled walls and floor. Radiator. Doors to Shower Room & Garage.

Shower Room

Low level WC, wash had basin and shower. Tiled walls and floor. Double glazed window to the rear elevation.



Landing

Double glazed window to the side elevation. Radiator.



Master Bedroom

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



Bedroom Two

Double glazed bay window to the front elevation. Radiator.



Bedroom Three

Double glazed window to the front elevation. Radiator.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

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.

Bathroom

Low level WC, wash hand basin, shower and bath. Tiled walls and floor. Double glazed windows to the rear and side elevation.

Financial Qualification

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



Externally - Front

Off road parking. Lawned Garden.



Externally - Rear

Paved patio leading to lawned garden with mature planting borders. Garden Shed.



Garage

Electric roller door to the front elevation. Power & light. Access door to the rear elevation.



Lynton, Penny's lane, CW9 7RL

DETAILS
 Total area: 1211.64 sq ft
 Living area: 1031.60 sq ft
 Floors: 2
 Rooms: 14

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.

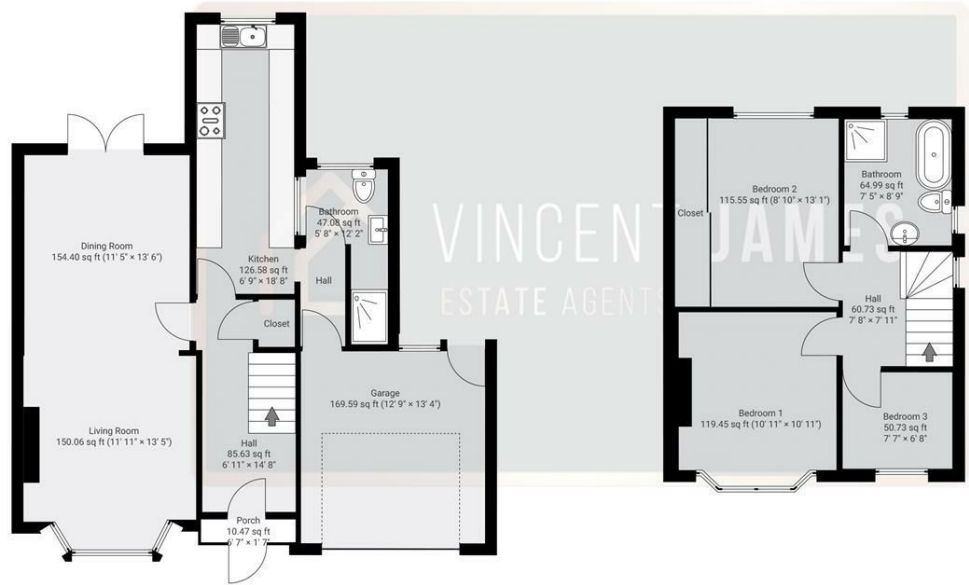
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▼ Ground Floor

TOTAL AREA: 772.49 sq ft • LIVING AREA: 592.44 sq ft • ROOMS: 8

▼ 1st Floor

TOTAL AREA: 439.16 sq ft • LIVING AREA: 439.16 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 | |

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