



33 VIOLET GROVE,
NORTHWICH, CW8 4FG

£255,000



Vincent James Estate Agents are delighted to present this three bedroom semi-detached home, located in popular Winnington. As you enter into the Entrance Hallway, you'll find access to the Kitchen, Lounge Diner and the Downstairs WC. Upstairs, you'll find three spacious bedrooms, an en-suite and a family bathroom. Externally, there is a easily maintainable rear garden, and a driveway to the front of the home. This home is offered on a FREEHOLD basis. Call us now to book your viewing!

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Entrance Hallway



Access to Lounge Diner, Kitchen and Downstairs WC. Staircase.

Downstairs WC



WC, Hand wash basin, splashback.

Kitchen



Fitted with a range of wall, drawer and base units with worksurfaces and integrated appliances. Double glazing.

Lounge Diner



French Doors to the rear. Storage cupboard.

Landing



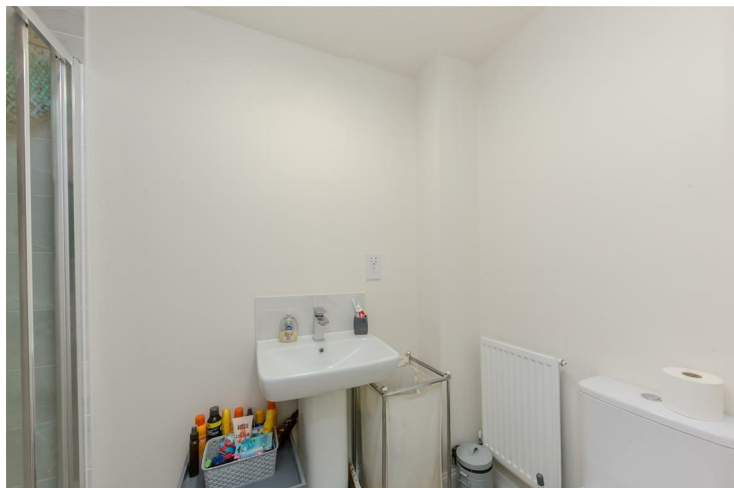
Access to all bedrooms and bathroom. Storage cupboard.

Master Bedroom



Double glazing, Built in storage, access to the en-suite.

En-suite



WC, Shower, Hand wash basin.

Bedroom Two



Double glazing. Built in wardrobes.

Bedroom Three



Double glazing.

Bathroom



Double glazing, panelled bathtub, hand wash basin, WC.

External - Front



Driveway, gated side access.

External - Rear



Rear lawned garden, not overlooked. Fencing.

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.



VINCENT JAMES

ESTATE AGENTS

FLOORPLAN COMING SOON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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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