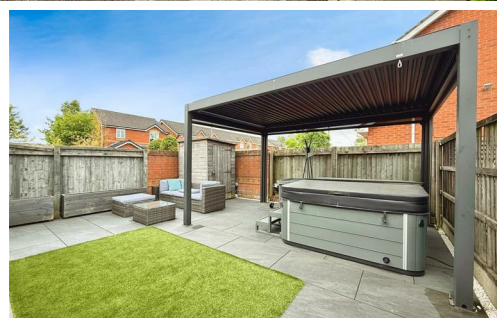




VINCENT JAMES
ESTATE AGENTS

8 COLE AVENUE,
NEWTON-LE-WILLOWS, WA12 0EF

£325,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superb DETACHED family home. The accommodation of this home includes: Entrance Vestibule, Lounge, Kitchen Diner, Utility Area, Study / Bedroom Four and WC to the ground floor and THREE BEDROOMS, bathroom and ensuite to the first floor. Externally there is an ENCLOSED REAR GARDEN & DRIVEWAY.

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Entrance Vestibule

Accessed via front entrance door. Door to Lounge.

Lounge / Dining Room

Double glazed window to the front elevation. Two Radiators. Opening to the Kitchen Diner. Stairs to first floor.



Kitchen Diner

Fitted with a range of wall, drawer and units with worksurfaces above. Inset sink. Inset oven. Central Island with Gas Hob with extractor fan above. Space for Washing Machine, Tumble Dryer, Dishwasher and American Fridge Freezer. Velux Style Window, Double glazed French doors to the rear elevation. Door to Utility Room.



Utility Room

External door to the side elevation. Door to WC.



WC

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



Study / Bedroom Four

Double glazed window to the front elevation. Wall mounted boiler.



Landing

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



Master Bedroom

Double glazed window to the front elevation. Radiator.

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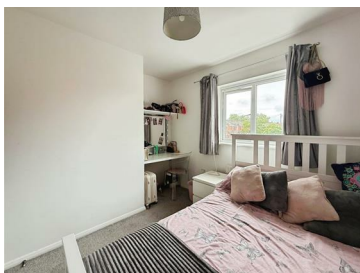
Ensuite

Low level WC, wash hand basin and shower cubicle. Double glazed window to the front elevation.



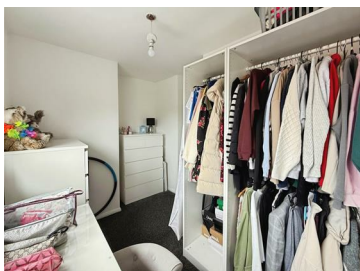
Bedroom Two

Double glazed window to the rear elevation. Radiator.



Bedroom Three

Double glazed window to the rear elevation. Radiator.



Bathroom

Low level WC, wash hand basin and panelled bath. Double glazed window to the side elevation.



Externally - Front

Driveway providing off road parking.



Externally - Rear

Paved garden with lawned area.



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.

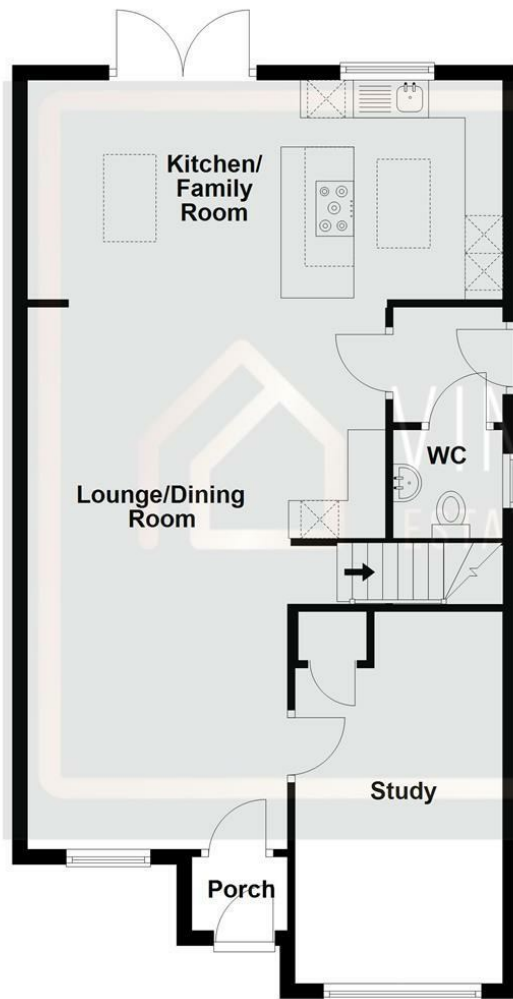
Financial Qualification

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

TEL: 01606 663939

Ground Floor

Approx. 70.9 sq. metres (762.8 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



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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