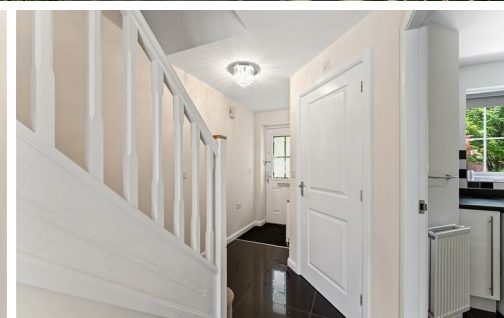
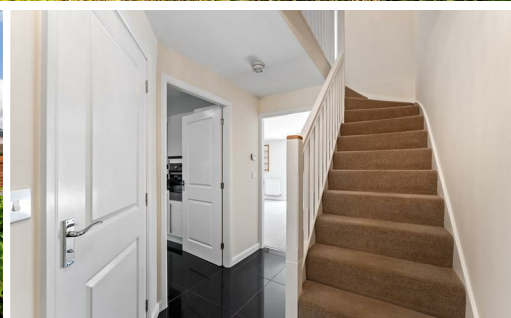




VINCENT JAMES
ESTATE AGENTS

49 WINNINGTON AVENUE,
WINNINGTON AVENUE,

£250,000



VINCENT JAMES ESTATE AGENTS are delighted to bring to the market this SEMI DETACHED property located on the popular Winnington Village development. The accommodation includes: Hallway, WC, Kitchen & Lounge Diner to the ground floor and THREE BEDROOMS and shower room to the first floor. Externally there are gardens to the front and rear elevation, driveway and garage. Don't miss out - call now to book your viewing!

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Hallway

Accessed via front entrance door. Tiled floor. Stairs to the first floor. Radiator. Doors to WC, Kitchen and Lounge Diner.



Landing

Loft access. Storage Cupboard. Doors to bedrooms.



WC

Low level WC and wash hand basin.



Master Bedroom

Double glazed window to the rear elevation. Radiator.



Kitchen

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven with four ring hob and extractor fan above. Inset High Level oven. Space for Washing Machine, Double glazed window to the front elevation. Tiled floor.



Lounge Diner

Double glazed French doors to the rear elevation. Storage Cupboard. Two Radiators.



49 WINNINGTON AVENUE, WINNINGTON AVENUE, NORTHWICH, CW8 4EE

Bedroom Three

Double glazed window to the rear elevation. Radiator.



Bathroom

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



Externally - Front

Lawned garden with planting border.



Externally - Rear

Paved garden with mature planting borders.



Garage

Up and over door to the front elevation. Courtesy Door to the side elevation, Power & Light.



Off Road Parking

Off road parking is available.

Extra Information

Tenure: Leasehold

Length of lease: 155 years

Annual Ground Rent: £250 per year

Service Charge: £120 per year approx

Service Charge Review Period: Per month

Council Tax Band: C

TEL: 01606 663939



49 Winnington Avenue

DETAILS

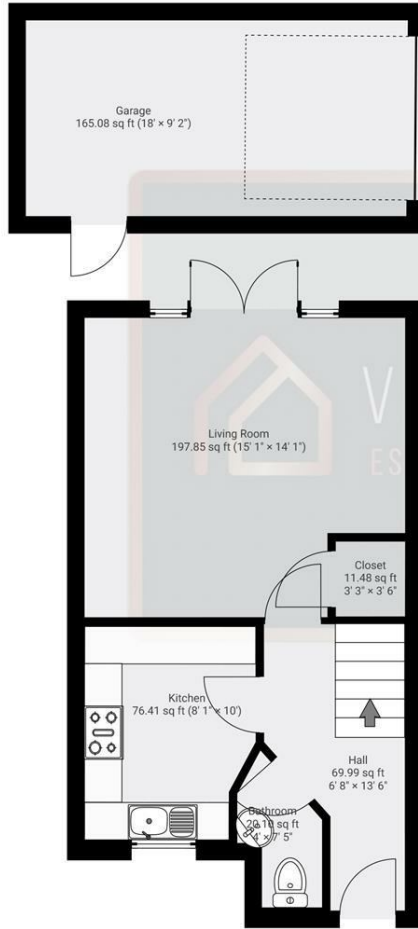
Total area: 912.32 sq ft
Living area: 747.24 sq ft
Floors: 2
Rooms: 13

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

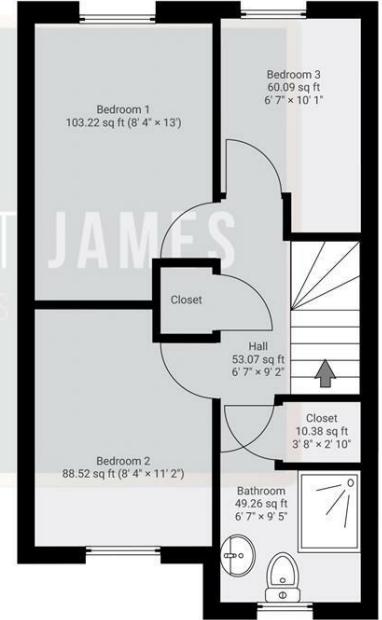
▼ Ground Floor

TOTAL AREA: 540.52 sq ft • LIVING AREA: 375.43 sq ft • ROOMS: 6



▼ 1st Floor

TOTAL AREA: 371.81 sq ft • LIVING AREA: 371.81 sq ft • ROOMS: 7



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		79	83
		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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