



VINCENT JAMES
ESTATE AGENTS

29 LEIGH WAY, WEAVERHAM,
NORTHWICH, CW8 3PR

£275,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superb SEMI DETACHED HOME located in the popular Village of Weaverham. The accommodation includes: Hallway, WC, Lounge and Kitchen Diner to the ground floor and THREE BEDROOMS and shower room to the first floor. Externally there is an enclosed rear garden, off road parking and detached garage.

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Entrance Hallway

Accessed via front entrance door. Door to Lounge & WC.



burner hob with extractor fan above. Two double glazed windows. Double glazed French doors to the rear elevation.



Rear Hallway

Double glazed window. Radiator. Stairs to the first floor.

Landing

Access doors to all bedrooms and bathroom.



WC

Low level WC and wash hand basin. Double glazed window.



Master Bedroom

Double glazed window to the front elevation. Radiator. Fitted wardrobes, dressing table and side units.



Lounge

Double glazed window. Radiator. Door to Rear Hallway and Kitchen.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Space for Washing Machine & Fridge Freezer. Inset high level oven. Inset six



Bedroom Three

Double glazed window to the rear 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: C

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.

Shower Room

Low level WC, wash hand basin and walk in shower. Double glazed window to the side elevation. Tiled walls.



Financial Qualification

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

Externally - Front

Driveway providing off road parking. Lawned garden. Planting borders.



Externally - Rear

Indian Stoned Courtyard garden. Mature planting borders. Access gate to the front elevation. Garden Shed.



Detached Garage

Electric roller door to the front elevation. Window to the side elevation. Power & Light.



29 Leigh Road,
Weaverham

DETAILS
Total area: 1077.99 sq ft
Living area: 931.00 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' 4' 8' 12'
1:132

▼ Ground Floor

TOTAL AREA: 636.77 sq ft • LIVING AREA:
489.78 sq ft • ROOMS: 6

▼ 1st Floor

TOTAL AREA: 441.21 sq ft • LIVING AREA: 441.21 sq ft •
ROOMS: 5



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	72	78
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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