

# 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.



WC Low level WC and wash hand basin. Double glazed



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



window.





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







Rear Hallway

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

## Landing

Access doors to all bedrooms and bathroom.





Master Bedroom

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







**Bedroom Two** 

Double glazed window to the rear elevation. Radiator.



Double glazed window to the rear elevation. Radiator.

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#### **Shower Room**

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



# Externally - Front Driveway providing off road parking

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.

#### 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.

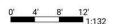
#### Financial Qualification

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

#### 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.

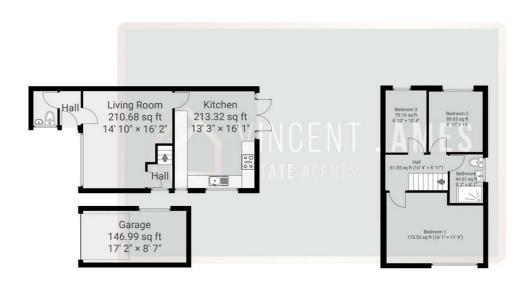


▼ Ground Floor

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

Very anarry efficient - lower running costs

102 plus A

103-41

11-20

103-41

11-20

104 plus A

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106

107-2

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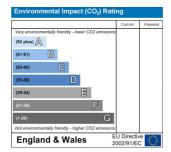
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87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK

