



VINCENT JAMES
ESTATE AGENTS

26 BRASSEY GRANGE,
NORTHWICH, CW8 4ZT

£375,000



Discover the perfect blend of style, comfort, and luxury at 26 Brassey Grange—a unique and beautifully upgraded four-bedroom detached home, presented by Vincent James Estate Agents. Nestled in the desirable Winnington Village, this exceptional residence has been meticulously crafted with attention to every detail, offering an inviting, one-of-a-kind living experience.

Step inside and be welcomed by a thoughtfully designed hallway, setting the tone for the entire home with its refined decor. From here, you'll find access to a cozy, beautifully appointed lounge. While the true centerpiece of the home is the kitchen diner with glazing along the rear wall bathing the space in natural light. This heart of the home flows seamlessly into a functional utility room with a well-placed downstairs WC.

Upstairs, a spacious landing connects to four generous bedrooms. The master suite includes a private en-suite bathroom, creating a sanctuary of comfort.

Outside, the charm continues with parking for two / three cars and gated side access to a lush rear garden. Here, you'll find an inviting landscaped garden which is a perfect space for outdoor dining and entertaining.

This extraordinary home must be seen to be fully appreciated. Don't miss your chance to view—contact us today to arrange your visit and make this unique residence yours.

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Entrance Hallway

Accessed via front entrance door. Stairs to first floor. Doors to Lounge & Kitchen Diner.



WC

Low level WC and wash hand basin.

Lounge

Double glazed bay window to the front elevation. Feature Media Wall.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven and hob with extractor fan above. Inset fridge freezer and dishwasher. Double glazed window to the rear elevation Double glazed French doors to the rear elevation. Door to Utility Room



Utility Room

Space for Washing Machine. Inset sink. Access door to the rear elevation. Door to WC.



Landing

Doors to all bedrooms and bathroom. Cupboard housing hot water tank.



Master Bedroom

Double glazed window to the front elevation. Fitted wardrobes. Door to Ensuite.

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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.



Bedroom Three

Double glazed window to the front elevation.



Bedroom Four

Double glazed window to the rear elevation.



Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the rear elevation.



Externally - Front

Off road parking for two / three cars.



Externally - Rear

Landscaped garden with paved patio leading to feature Astro turfed lawned garden. Feature pergola and sunken seating area.



TEL: 01606 663939

Extra Information

Tenure: Leasehold

Ground Rent: £250 per year

Service Charge: £120 per year

Service Charge Review Period: TBC

Council Tax Band: D

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.

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26 Brassey Grange, Winnington

DETAILS

Total area: 1166.14 sq ft
Living area: 1010.03 sq ft
Floors: 2
Rooms: 18

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.

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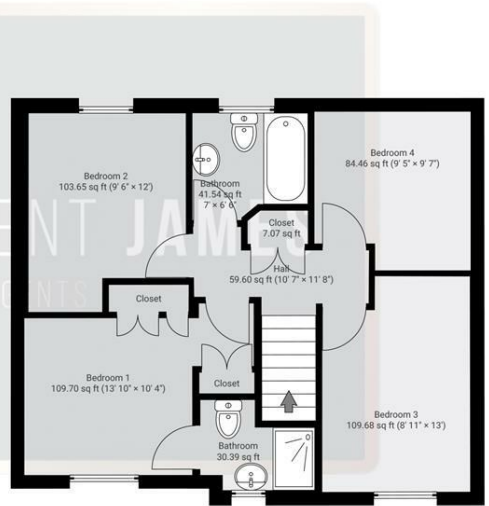
▼ Ground Floor

TOTAL AREA: 608.47 sq ft • LIVING AREA:
452.36 sq ft • ROOMS: 8

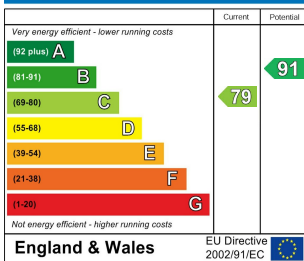


▼ 1st Floor

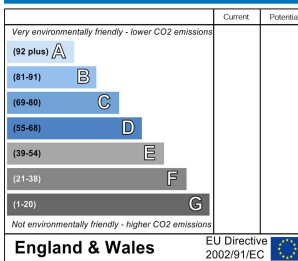
TOTAL AREA: 557.67 sq ft • LIVING AREA: 557.67 sq ft •
ROOMS: 10



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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