



12 LINNARDS LANE, WINCHAM, NORTHWICH, CW9 6ED

£285,000



Vincent James Estate Agents are delighted to present this charming two-bedroom semi-detached cottage located on Linnards Lane in the desirable area of Higher Wincham, Northwich. Built in the 1890s, this delightful property offers a warm and inviting atmosphere, perfect for those seeking a comfortable home.

Upon entering, you are welcomed by a spacious hallway that leads to a generous double lounge, providing ample space for relaxation and entertaining. The reception rooms are filled with natural light, creating a bright and airy environment. The layout is thoughtfully designed, making it ideal for both quiet evenings at home and lively gatherings with friends and family.

The property features two well-proportioned bedrooms, offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property boasts parking for up to three vehicles, a valuable asset in this area. The garden space provides an opportunity for outdoor enjoyment, whether it be for gardening, barbecues, or simply soaking up the sun.

Situated in a tranquil neighbourhood, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

In summary, this semi-detached cottage on Linnards Lane presents a wonderful opportunity to acquire a lovely home in a sought-after location. With its charming features and practical layout, it is sure to appeal to a variety of buyers. We invite you to arrange a viewing and experience the warmth and character of this delightful property for yourself.

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Entrance Hallway

Accessed via front entrance door . Radiator. Stairs to first floor. Door to Lounge.



Inner Hallway

Storage Cupboard. Door to WC.

WC

Low level WC and wash hand basin.



Through Living Room

Double glazed window to the front elevation. Three double glazed windows to the side elevation. Door to the sun room. Feature fireplace with inset log burner and lighting. Opening to Dining Area.



Sun Room

Glazed windows to three sides. Sliding Doors.



Dining Area

Double glazed window to the side elevation. Opening to Kitchen. Door to Inner Hallway.

Kitchen

Fitted with a range of wall, drawer and base units with quartz worksurfaces above. Inset porcelain sink. Inset Range Cooker with extractor hood above. Integrated Fridge Freezer. Integrated Dishwasher. Built in larder cupboard. Cupboard housing Washing & Tumbler Dryer. Cupboard housing boiler. Double glazed window to the rear elevation. Two double glazed windows to the side elevation. Access door to the rear elevation.



Landing

Doors to bedrooms and bathroom. Access to the Loft Room.



Master Bedroom

Double glazed window to the front elevation. Double glazed window to the side elevation. Range of fitted wardrobes with inset drawers.



Externally - Front

Paved pathway leading to the front door. Mature planting borders.



Externally - Side

Lawned garden surrounded by mature planting.



Bedroom Two

Double glazed window to rear elevation. Double glazed window to the side elevation. Fitted wardrobe with inset drawers.



Externally - Rear

Paved patio leading to lawned garden with mature planting.



Loft Room

Velux style window. Eaves storage. Power & Light.

Bathroom

Low level WC, wash hand basin, panelled bath and shower cubicle. Double glazed window to the side elevation. Heated towel rail.

Parking

Driveway providing off road parking leading to further gated parking area.

Detached Garage

Remote controlled roller door to the front elevation. Power & Light. Two Windows to the side elevation. Access door to the rear elevation.

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

Financial Qualification

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

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.



12 Linnards Lane,
Wincham

DETAILS
Total area: 1268.42 sq ft
Living area: 1110.91 sq ft
Floors: 3
Rooms: 15

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0' 4' 8' 12'
1:105

▼ Ground Floor

TOTAL AREA: 765.25 sq ft • LIVING AREA: 607.74 sq ft • ROOMS: 10

▼ 1st Floor

TOTAL AREA: 345.16 sq ft • LIVING AREA: 345.16 sq ft • ROOMS: 4



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	80

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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