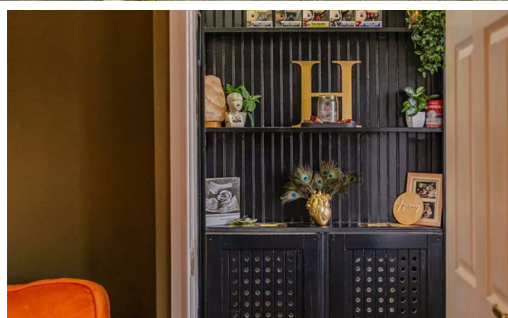




11 HEWITT GROVE, WINCHAM, NORTHWICH, CW9 6EL

£315,000



Vincent James Estate Agents are pleased to present this charming three-bedroom detached house located in the highly sought-after village of Wincham, Northwich. This delightful home offers a warm and inviting atmosphere, perfect for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a spacious entrance hallway that leads into the open plan lounge diner, which serves as the heart of the home. This area is ideal for both relaxation and entertaining, providing a versatile space for family gatherings or quiet evenings in. The kitchen, located conveniently on the ground floor, is cosy and functional, making meal preparation a pleasure.

As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering ample space and natural light. The family bathroom is also situated on this level, providing essential amenities for everyday living.

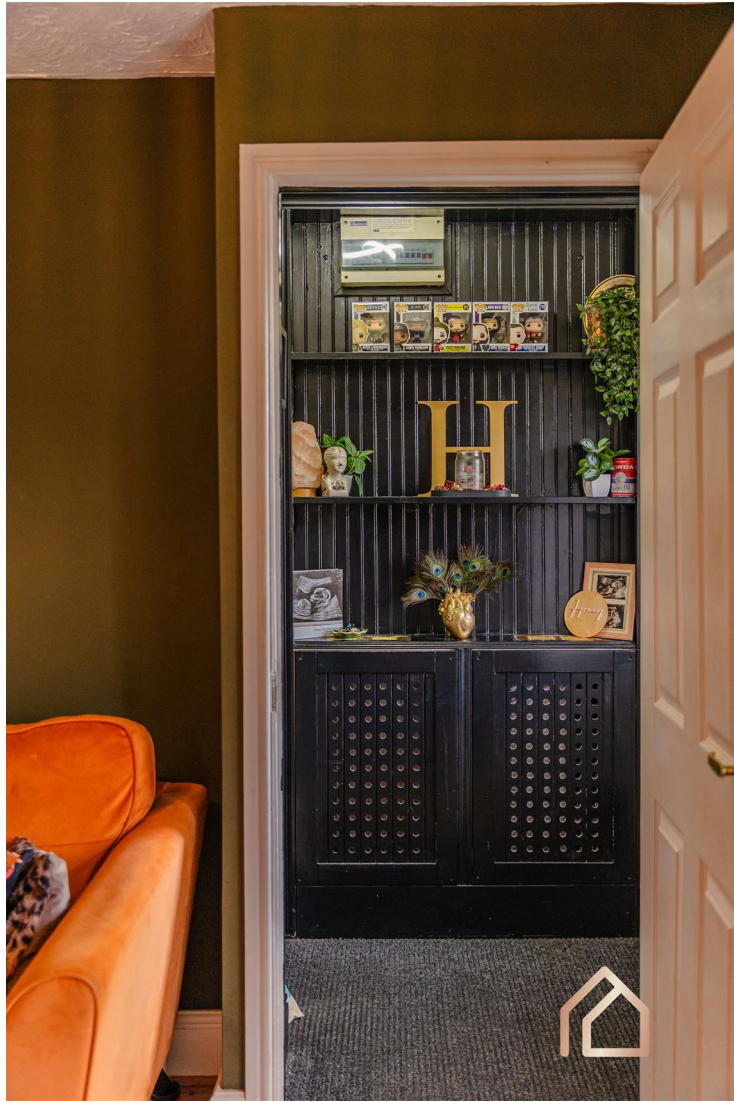
Externally, the property boasts an integral garage and a driveway, ensuring convenient off-road parking. The rear garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues.

This home is ideally situated close to a variety of educational facilities, making it a great choice for families. Additionally, the nearby Pickmere Lake offers scenic walks and recreational opportunities, enhancing the appeal of this wonderful location.

For further information about this delightful property or to arrange a viewing, please do not hesitate to get in touch. This is a fantastic opportunity to secure a lovely home in a desirable area.

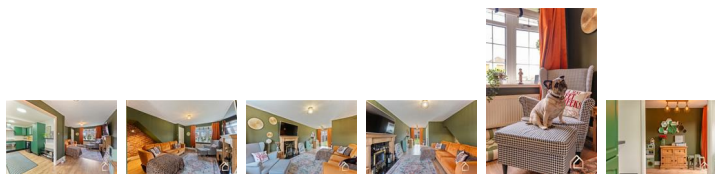
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Entrance Hallway



Connecting upstairs, and to the open plan Lounge Diner.

Open Plan Lounge Diner



Double glazed bay window to the front aspect of the home. French doors to the rear. Feature fireplace.

Kitchen



Fitted with a range of wall, drawer and base units with

worksurfaces above. Integral fridge freezer, oven, hob and hood overhead. Freestanding Washing Machine and Dishwasher. Double glazed window to the rear alongside access door.

Landing



Providing access to three bedrooms and the bathroom.

Master Bedroom



Two double glazed windows to the front elevation. Inset storage. Wood panelling.

Bedroom Two



Velux window with double glazed window to the front.

Bedroom Three



Double glazed window, inset storage.

Bathroom



Panelled bathtub with overhead shower, Low level WC, Hand wash basin. Double glazed window.

Externally (Front)



Driveway, access to integral garage. Side access to the rear.

Integral Garage
Power and light.

Externally (Rear)



Lawned garden with fencing and access to the front of the home.

Surrounding Area



This home is ideally situated close to a variety of educational facilities, making it a great choice for families. Additionally, the nearby Pickmere Lake offers scenic walks and recreational opportunities, enhancing the appeal of this wonderful location.

Extra Information

Tenure - FREEHOLD

Council Tax- C

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



11 Hewitt Grove, Wincham

DETAILS

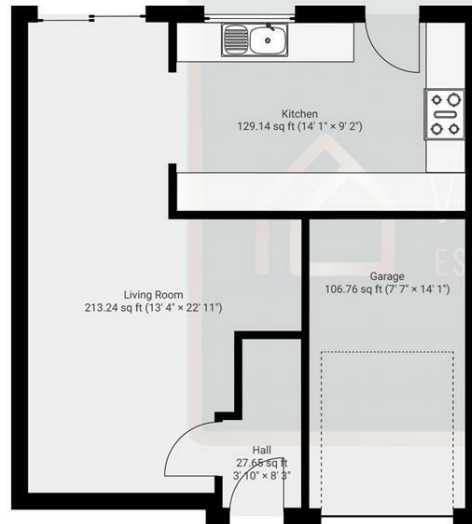
Total area: 896.59 sq ft
Living area: 789.83 sq ft
Floors: 2
Rooms: 12

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0' 2' 4' 6' 8' 1:76

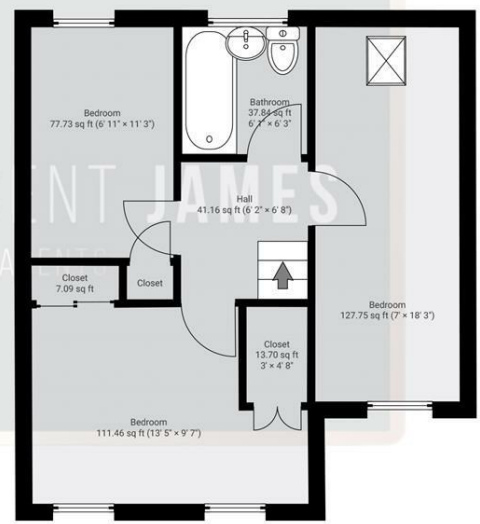
▼ Ground Floor

TOTAL AREA: 476.50 sq ft • LIVING AREA: 369.74 sq ft • ROOMS: 4



▼ 1st Floor

TOTAL AREA: 420.08 sq ft • LIVING AREA: 420.08 sq ft • ROOMS: 8



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	82

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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