



HINCHLIFFE
HOLMES



17 KINGFISHER GROVE



GROUND FLOOR

Entrance Hall
Lounge
Family Dining Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Shower Room

OUTSIDE

Garage
Parking
Gardens

17 KINGFISHER GROVE

Wincham | CW96PZ

Situated in a popular quiet location and within close proximity to local amenities, a well-presented four bedroom detached family home with superb flexible accommodation throughout. This property benefits from multiple reception rooms including a beautiful single storey extension, landscaped private gardens, garage and driveway providing off road parking.

Wincham is a much-favoured, established community with reputable junior school and convenience store. Northwich town centre is a short drive and provides good all-round shopping facilities and several national chain stores. The area is an excellent commuter base with easy access to the A556 which links directly to junction 19 of the M6 motorway. Many major commercial centres can be accessed daily by car e.g. Manchester, Chester, Warrington and Liverpool. Manchester and Liverpool international airports are also within easy reach.















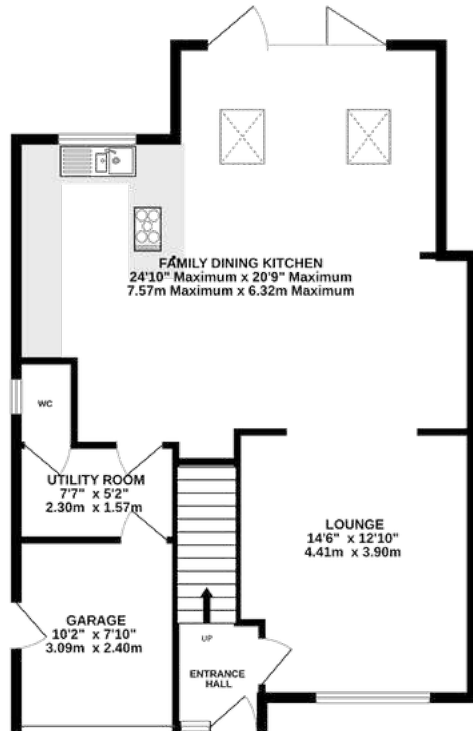




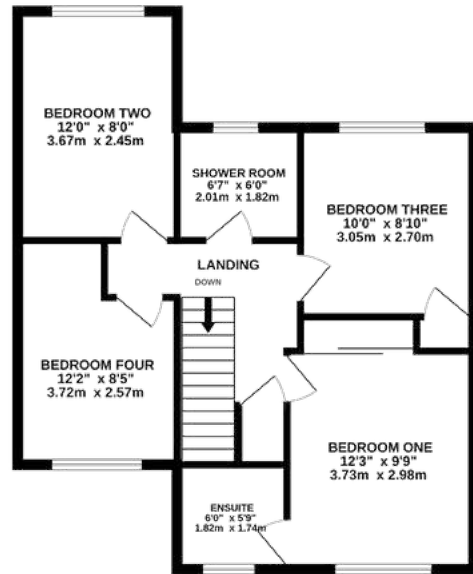




GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 1442 sq.ft. (133.9 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band D.

POSSESSION


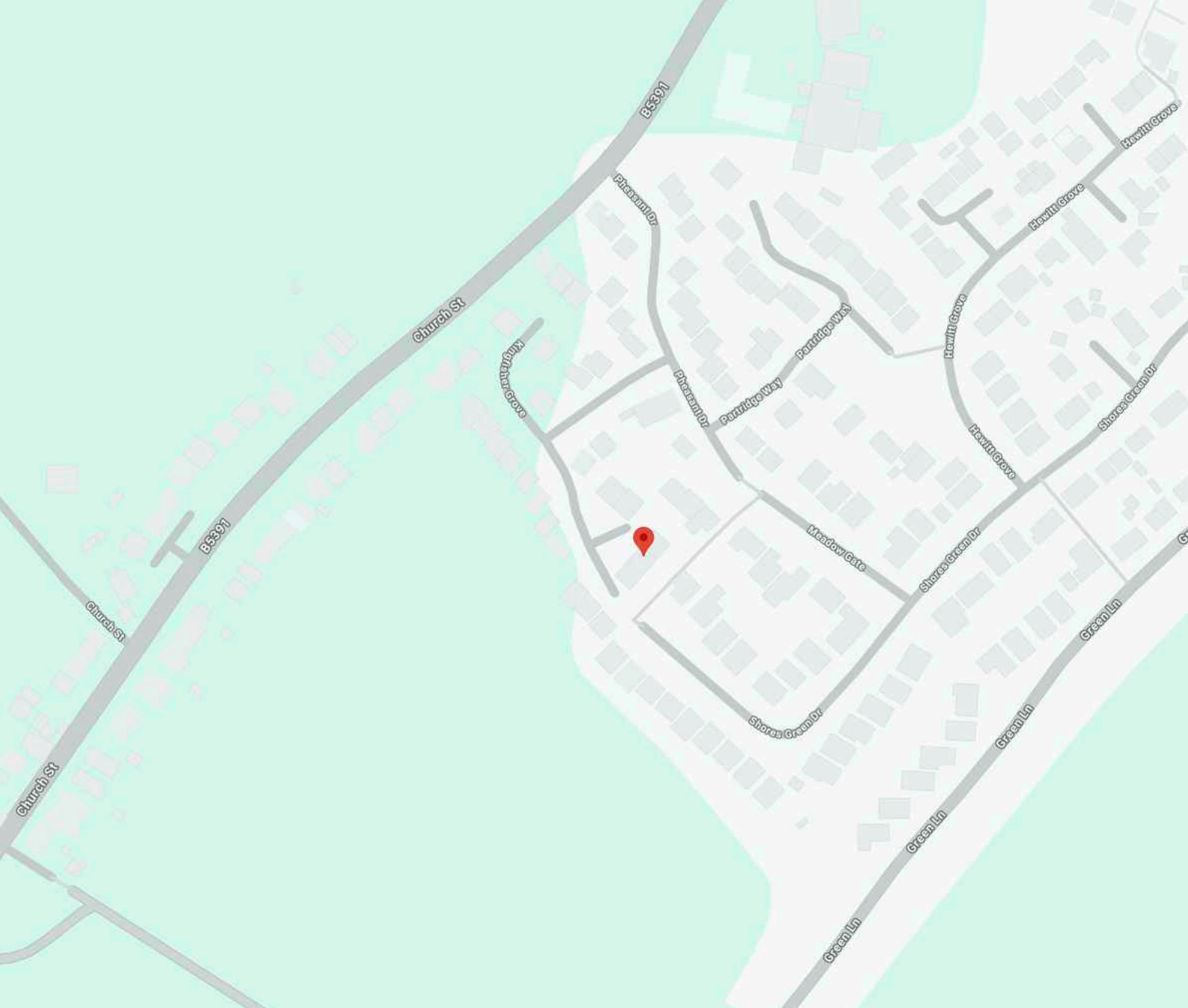
Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.




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AUTHORISED DEALER
P&A WOOD

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BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022




UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE




ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENT
CHESHIRE
Ben Hincliffe

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

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CHESHIRE
Hincliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE

★★★★★
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SINGLE OFFICE
CHESHIRE
Hincliffe Holmes

2023-2024



The Negotiator
Awards 2022
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST



GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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