





11 Hewitt Grove

Wincham, Northwich

Charming three-bedroom detached house in Wincham.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Home
- Set in Popular Wincham
- Three Bedrooms
- Lovely Design Throughout
- Open Plan Lounge Diner
- Cozy Kitchen
- Off Road Parking
- Integral Garage
- Close to Pickmere Lake
- Viewings Essential!

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.

Internal Garage

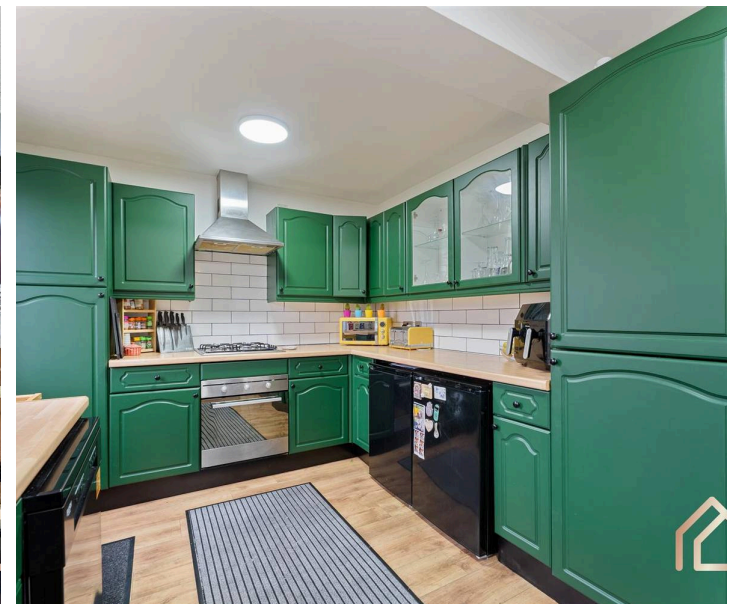
Power and light.

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.



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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.

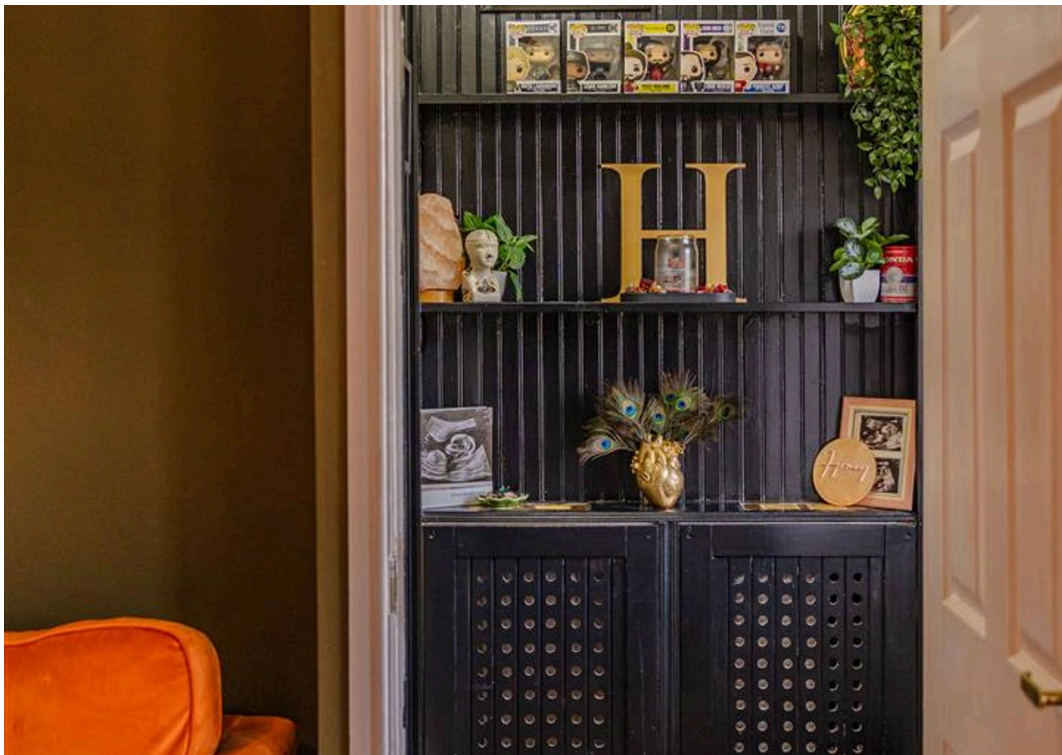
Extra Information

Tenure - FREEHOLD Council Tax- C

AML & Financial Qualification

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.



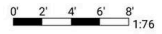




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DETAILS
Total area: 896.59 sq ft
Living area: 789.83 sq ft
Floors: 2
Rooms: 12

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DOES NOT MAKE ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



▼ **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





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