



VINCENT JAMES
FOR SALE
www.vincentjames.co.uk
01823 443333



36 Moss Road

Northwich, Northwich

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Family Home
- Hallway & WC
- Lounge & Dining Room
- Kitchen & Family Room
- Landing
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Off Road Parking & Garage

Entrance Hallway

Access via front entrance door. Radiator. Stairs to first floor. Doors to Lounge, Dining Room & WC. Original Parquet Flooring.

Lounge

Double glazed bay window to the front elevation. Radiator. Opening to the Dining Room. Original Parquet Flooring.

Dining Room

Column Style Radiator. Opening to Family Area. Original Parquet Flooring.

Family Area

Double glazed French doors to the rear elevation. Under Floor Heating. Column Style Radiator. Inset spotlights.

Kitchen

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Space for Cooker, Washing Machine & Fridge Freezer. Two double glazed windows to the side elevation. Double glazed window to the rear elevation. Inset spotlights. Column Style Radiator.

Downstairs WC

Low level WC and wash hand basin. Double glazed window to the side elevation. Inset spotlights.



Landing

Double glazed window to the side elevation. Loft access.
Doors to all bedrooms and bathrooms.

Master Bedroom

Double glazed bay window to the front elevation. Radiator.

Bedroom Two

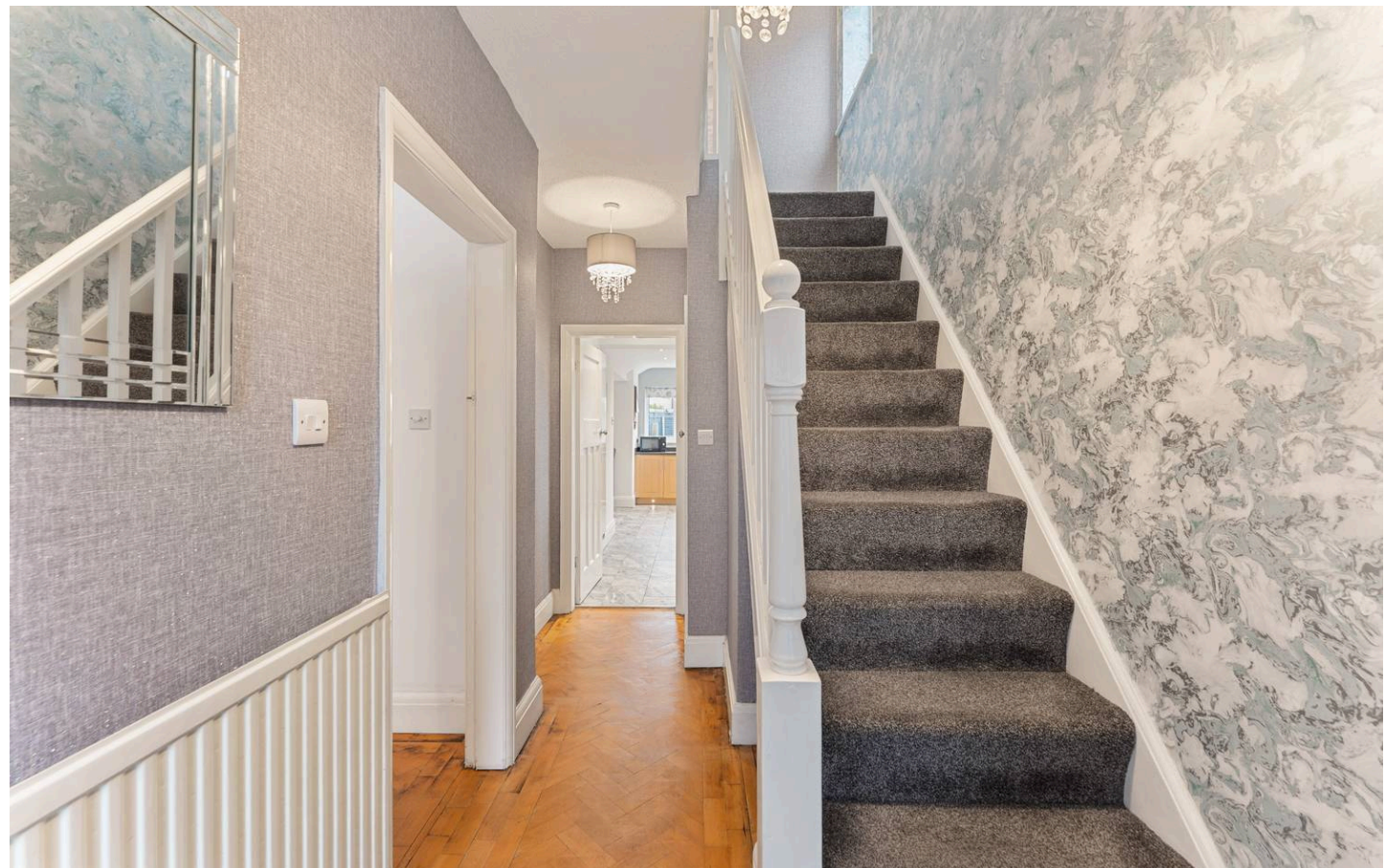
Double glazed window to the rear elevation. Radiator.
Fitted Wardrobes.

Bedroom Three

Double glazed window to the front elevation. Radiator. Wall
mounted boiler.

Bathroom

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









36 Moss Road, Northwich

DETAILS

Total area: 1237.75 sq ft
Living area: 1015.28 sq ft
Floors: 2
Rooms: 13

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.

0' 4' 8' 12'
1:115

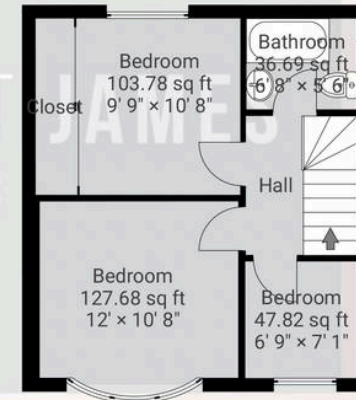
▼ Ground Floor

TOTAL AREA: 841.04 sq ft • LIVING AREA: 618.57 sq ft • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 396.70 sq ft • LIVING AREA: 396.70 sq ft • ROOMS: 6



Vincent James Estate Agents

87 Witton Street, Northwich – CW9 5DR

01606663939 • hello@vincentjamesestateagents.co.uk • www.vincentjamesestateagents.co.uk/