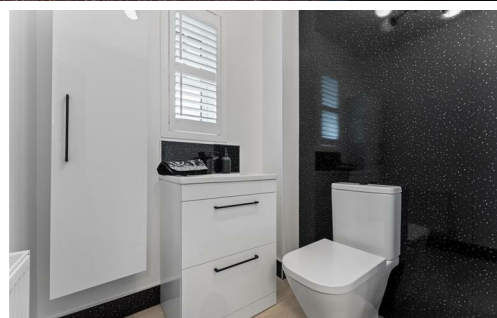




6 HULME DRIVE, WINNINGTON VILLAGE, NORTHWICH CW8 4SG £400,000



Vincent James Estate Agents are delighted to present this exceptional detached family residence, enviably positioned at the end of a quiet cul-de-sac within the highly sought-after Winnington Village development.

Boasting an impressive extension and finished to an impeccable standard throughout, this beautifully enhanced home offers a wealth of luxurious living space. The ground floor comprises a welcoming entrance hallway, an inner hallway, a stylish WC, a formal lounge, and a stunning open-plan living, dining, and kitchen area — perfect for modern family life and entertaining. Additional features include a practical utility room and a versatile playroom.

To the first floor, you'll find four generously proportioned bedrooms, including a sumptuous principal suite with en-suite facilities, along with a beautifully appointed family bathroom.

Externally, the property continues to impress with a professionally landscaped rear garden, a high-spec resin driveway, and a detached garage.

A viewing is essential to fully appreciate the quality, craftsmanship, and care invested in creating this exquisite home.

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Entrance Hallway

Accessed via front entrance door. Radiator. Door to Inner Hallway.

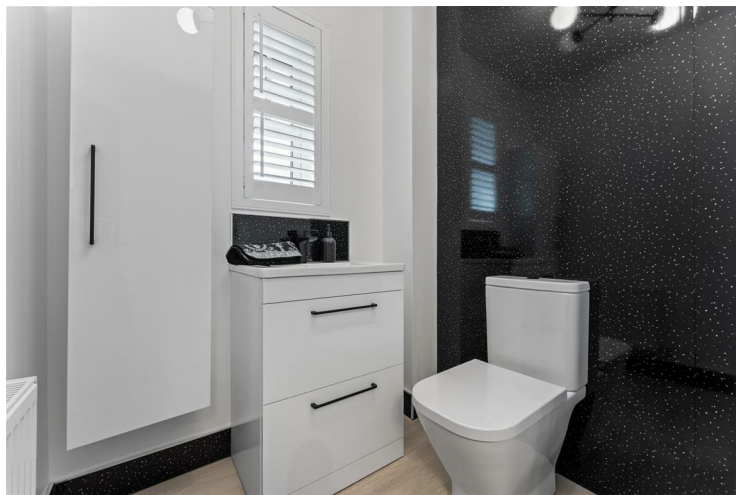
Inner Hallway

Amtico Flooring. Stairs to first floor. Doors to WC, Lounge, Kitchen & Playroom. Radiator.



WC

Low level WC and vanity wash hand basin. Double glazed window to the front elevation. Radiator.



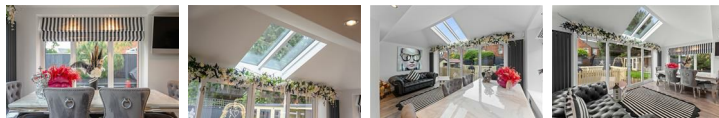
Lounge

Double glazed window to the front elevation. Amtico Flooring. Bespoke Media Wall with ample built in storage and inset fireplace. Two radiators. Opening to Living Space & Kitchen.



Living Space

Double glazed sliding doors to the rear elevation. Double glazed window to the side elevation. Roof Window. Inset spotlights. Two electric column style radiators. Opening to the Kitchen area.



Kitchen

Newly fitted with a range of wall, drawer and base units with granite worksurfaces above. Inset electric oven with gas hob and extractor hood above. Inset Belfast style sink with mixer tap. Integrated Dishwasher. Integrated high level Microwave. Space for American Style Fridge Freezer. Part tiled walls. Inset spotlights. Amtico Flooring. Under stairs storage cupboard. Double glazed window to the rear elevation. Door to Utility Room.



Utility Room

Range of base units with Granite worksurfaces above. Inset sink. Space for Washing Machine & Tumble Dryer. Cupboard housing boiler. Access door to the side elevation.



Playroom

Double glazed window to the front elevation. Radiator.



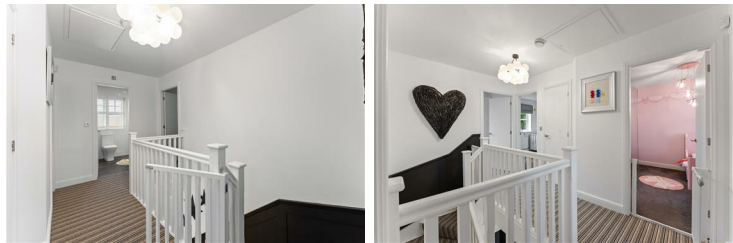
Landing

Doors to all bedrooms and bathroom. Loft access.
Cupboard housing hot water tank.



Bedroom Two

Double glazed window to the rear elevation. Radiator.
Range of fitted wardrobes.



Master Bedroom

Double glazed window to the front elevation. Radiator.
Range of fitted wardrobes. Door to ensuite.



Ensuite

Low level WC, vanity wash hand basin and shower cubicle. Heated towel rail. Inset spotlights. Double glazed window to the rear elevation.



Bedroom Three

Double glazed window to the front elevation. Radiator.



Bedroom Four

Double glazed window to the rear elevation. Radiator.



Service Charge: £120 per year approx
Service Charge Review Period: TBC
Council Tax Band: E

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.

Financial Qualification

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

Family Bathroom

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



Externally - Front

Resin Driveway providing off road parking. Lawned garden. Feature Lighting.



Externally - Rear

Indian stoned patio. Two lawned garden areas. Further seating area. Enclosed play area. Feature outbuilding with electric and water supply.



Garage

Up and over door. Power & Light.

Extra Information

Tenure: Freehold
Length of lease: N/A
Annual Ground Rent: N/A



6 Hulme Drive, Winnington

DETAILS
 Total area: 1519.19 sq ft
 Living area: 1396.00 sq ft
 Floors: 2
 Rooms: 19

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.

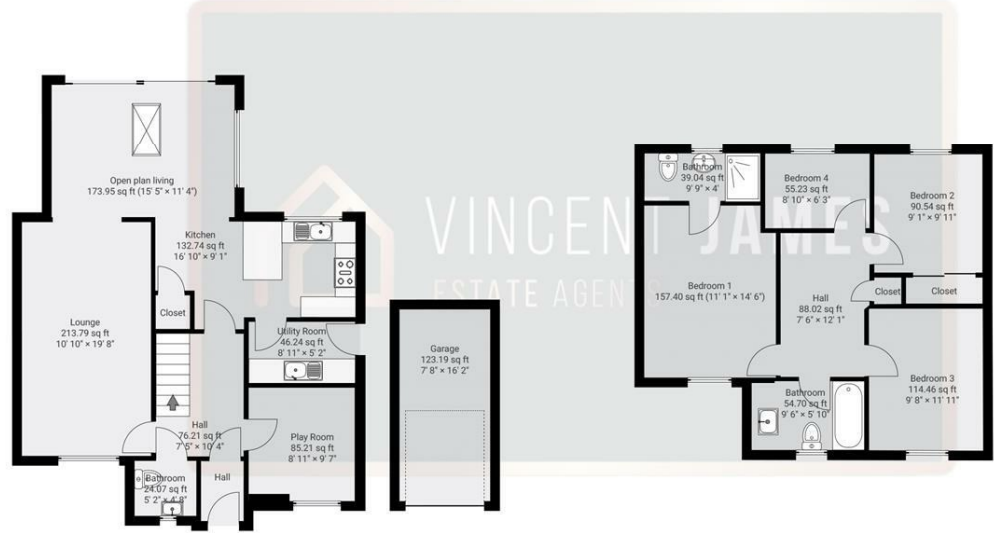


▼ **Ground Floor**

TOTAL AREA: 901.02 sq ft • LIVING AREA: 777.83 sq ft • ROOMS: 10

▼ **1st Floor**

TOTAL AREA: 618.17 sq ft • LIVING AREA: 618.17 sq ft • ROOMS: 9



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	90

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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