





9 Charter Court

Winsford, Winsford

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Bedroom Detached House
- Redecorated and Recarpeted throughout
- New Blinds throughout
- Utility Room
- Off Road Car Parking and Garage
- Integrated Fridge & Freezer
- Cloakroom with WC
- En-Suite Shower Room to Master Bedroom
- Council Tax Band D

Entrance Hallway

Entered via double-glazed door leading to ground floor living accommodation. Doors leading to downstairs rooms and stairs leading to first floor living accommodation.

Cloakroom

Obscure glazed window to front elevation. White suite comprising of; Low Level WC, Handwash Basin. Radiator. Vinyl flooring.

Lounge

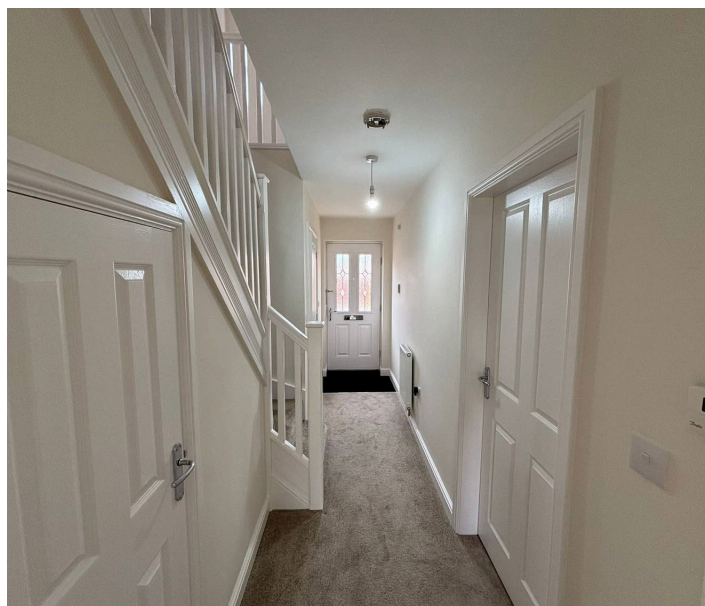
19' 3" x 10' 5" (5.87m x 3.17m)

With bay window to the front elevation. Feature sandstone fire surround housing gas fire. Radiator. Double doors leading to Dining Room.

Dining Room

9' 9" x 8' 11" (2.97m x 2.72m)

Window to the rear elevation. Radiator. Door leading to Kitchen.



Kitchen

16' 2" x 9' 5" (4.93m x 2.87m)

A good sized Kitchen incorporating with a good range of modern wall and base units with worktop over. Four ring gas hob with double oven and extractor fan over. Sink. Integrated Fridge & Freezer. Patio doors leading to the rear elevation.

Utility Room

7' 7" x 4' 4" (2.31m x 1.32m)

Sink unit with base units beneath offering space for washing machine and dryer. Radiator. Door to side elevation.

Landing

A galleried landing including Airing Cupboard. Loft Access. Radiator. Window to front elevation.



Master Bedroom

13' 7" x 10' 8" (4.14m x 3.25m)

Window to the front elevation. Radiator. Fitted double wardrobe.

En-Suite

Fitted with a modern suite comprising: Low Level WC, Hand Wash Basin, Enclosed shower cubicle. Part tiled walls. Tiled flooring. Wall mounted heated towel rail.

Bedroom Two

12' 0" x 8' 5" (3.66m x 2.56m)

Window to the front elevation. Radiator.

Bedroom Three

9' 9" x 9' 7" (2.97m x 2.92m)

Window to the rear elevation. Radiator.

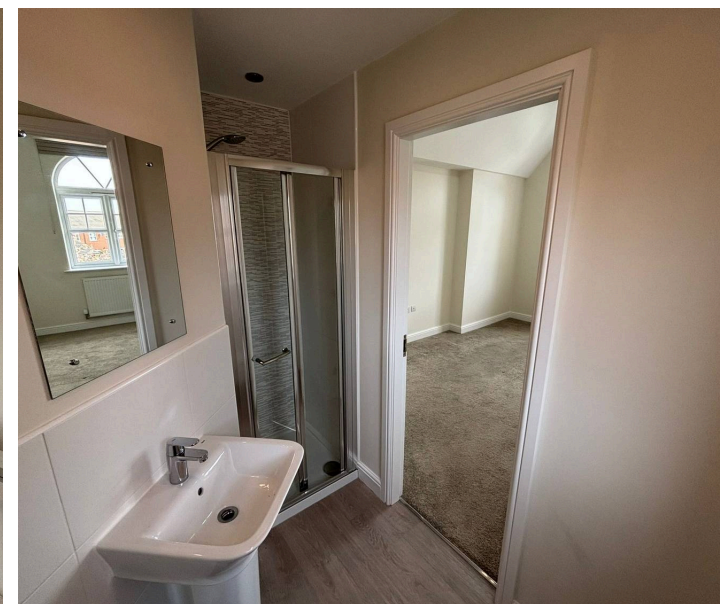
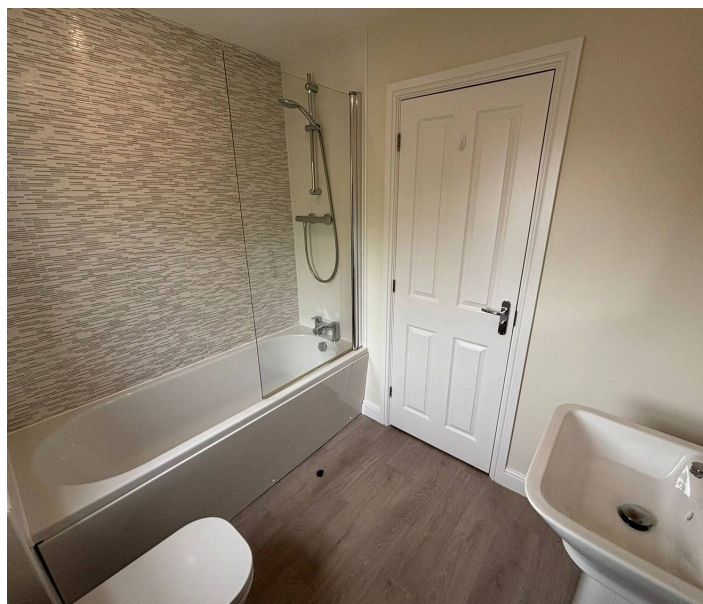
Bedroom Four

9' 3" x 8' 7" (2.82m x 2.62m)

Window to the rear elevation. Radiator.

Bathroom

Fitted with a modern white suite and comprising; Low Level WC, Hand Wash Basin, Panelled Bath with shower over and glazed shower screen. Obscure glazed window to the rear elevation. Wall mounted heated towel rail.







Vincent James Estate Agents

87 Witton Street, Northwich - CW9 5DR

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