





# The Mews Southbank

Great Budworth, Northwich

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Converted Shippon
- Three Well-Proportioned Bedrooms
- Set in Historic Great Budworth
- Private Driveway
- Detached Garage
- Views over the Cheshire Countryside
- Many Incredible Landmarks Nearby
- Fantastic Amenities on the Doorstep

## **Entrance Hallway**

Accessed via front entrance door. Tiled floor. Doors to Lounge, Study, Kitchen Diner and Utility Room / WC.

## **Lounge**

Double glazed window to the front elevation. Double glazed sliding doors to the rear elevation. Two double glazed windows to the side elevation. Laminate Flooring.

## **Utility / WC**

Low level WC. Inset sink and drainer. Space for Washing Machine with Tumble Dryer above. Double glazed window to the front elevation.

## **Study**

Double glazed window to the rear elevation.

**Kitchen Diner**

Range of wall, drawer and base units with worksurfaces above. Inset sink and drainer. High level double oven. Inset hob with extractor fan above. Integrated Fridge Freezer and Dishwasher. Space for American Fridge Freezer. Stairs to first floor. Door to Living Room.

**Living Room**

Double glazed window to the rear elevation. Double glazed French doors to the front elevation.

**Landing**

Doors to all bedrooms and bathroom.

**Master Bedroom**

Double glazed window to the rear elevation. Double glazed window to the side elevation. Radiator. Fitted wardrobes. Shower Area and WC.

**Bedroom Two**

Double glazed window to the rear elevation. Double glazed window to the side elevation. Fitted wardrobes.

**Bedroom Three**

Double glazed window to the front elevation. Laminate Flooring.

**Bathroom**

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







**The Mews, Southbank.**

DETAILS  
Total area: 1799.52 sq ft  
Living area: 1653.04 sq ft  
Floors: 2  
Rooms: 16

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▼ **Ground Floor**

TOTAL AREA: 1138.38 sq ft - LIVING AREA: 991.90 sq ft - ROOMS: 8

▼ **1st Floor**

TOTAL AREA: 661.14 sq ft - LIVING AREA: 661.14 sq ft - ROOMS: 8





## Vincent James Estate Agents

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