



VINCENT JAMES
ESTATE AGENTS

48 WINNINGTON LANE,
NORTHWICH, CW8 4DE

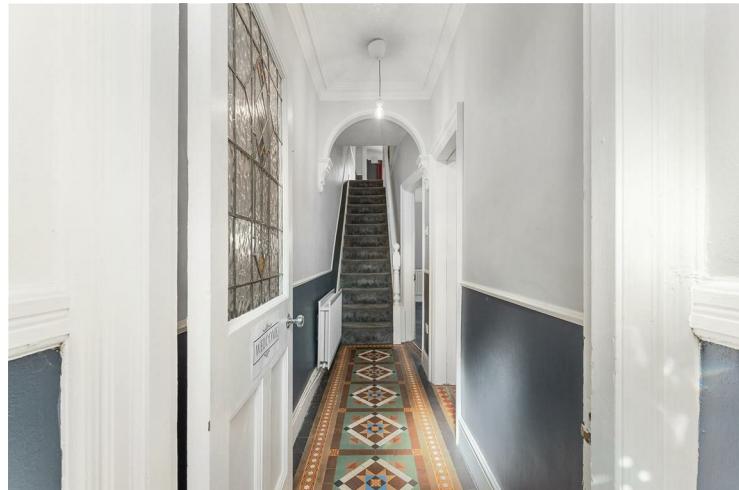
£250,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this period SEMI DETACHED family home located in the popular location of WINNINGTON. The accommodation includes: Hallway, Lounge & Dining Room, Breakfast Kitchen and Utility Area to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there are front and rear gardens. ***NO CHAIN***

Hallway

Accessed via front entrance door. Stairs to first floor.
Tiled Floor.



Lounge

Double glazed bay window to the front elevation. Feature Fireplace. Opening to Dining Room.



Dining Room

Double glazed window to the rear elevation. Feature fireplace. Door to Breakfast Kitchen.



Breakfast Kitchen

Fitted with a range of wall, drawer and base units with

worksurfaces above. Inset sink. Space for Appliances. Double glazed window to the side elevation. Door to Utility Room.



Utility Room

Tiled floor. Double glazed window to the side elevation. Double glazed access door to the side elevatio.



Landing

Doors to bedrooms and bathroom.



Master Bedroom

Double glazed window to the front elevation.



Bedroom Two

Double glazed window to the rear elevation.



Bedroom Three

Double glazed window to the rear elevation.



Bathroom

Low level WC, wash hand basin and panelled bath.

Double glazed window to the side elevation.



Externally - Front

Front courtyard garden.



Externally - Rear

Paved patio leading to lawned garden.



Extra Information

Tenure: Freehold

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: C

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.

**48 Winnington Lane,
Northwich.**
DETAILS

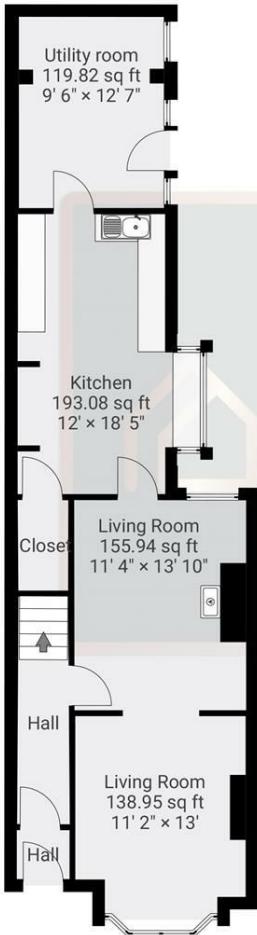
Total area: 1226.67 sq ft
Living area: 1226.67 sq ft
Floors: 2
Rooms: 13

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.

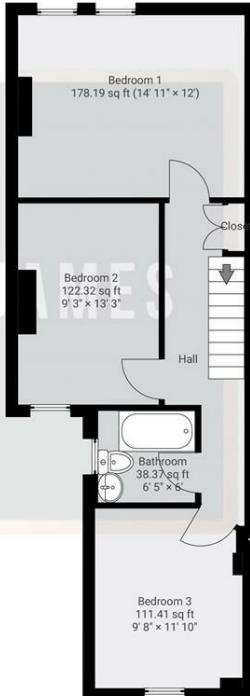
0' 4' 8' 12'
1:105

▼ Ground Floor

TOTAL AREA: 688.45 sq ft • LIVING AREA: 688.45 sq ft • ROOMS: 7


▼ 1st Floor

TOTAL AREA: 538.22 sq ft • LIVING AREA: 538.22 sq ft • ROOMS: 6



VINCENT
JAMES
ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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