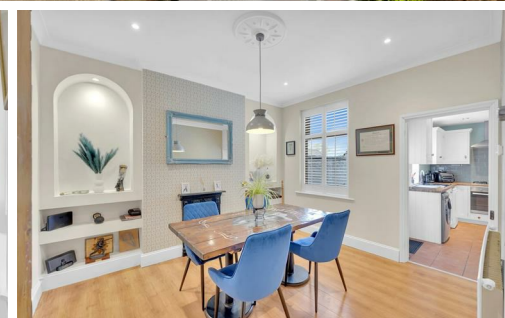




VINCENT JAMES  
ESTATE AGENTS

21 WATER STREET,  
NORTHWICH, CW9 5HP

£220,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented PERIOD MID TERRACED property located within walking distance of the Town Centre. The accommodation includes: Hallway, Lounge, Dining Room & Kitchen to the ground floor and TWO BEDROOMS and bathroom to the first floor. Externally there is an enclosed REAR GARDEN.

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### Entrance Hallway

Accessed via wooden front entrance door. Radiator. Tiled floor. Stairs to first floor.



### Kitchen

12'3 x 7'3

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Space for Washing Machine, Dishwasher and Fridge Freezer. Inset electric oven with gas hob and extractor fan above. Part tiled walls. Tiled floor. Double glazed window to the side elevation. Cupboard housing boiler. Inset spotlights. Under stairs storage cupboard. Access door to the side elevation.



### Lounge

12'2 x 10'8

Double glazed bay window to the front elevation. Feature stripped wooden flooring. Radiator. Cast Iron Fireplace.



### Landing

Doors to bedrooms and bathroom. Loft access.



### Master Bedroom

14'6 x 9'8

Two double glazed windows to the front elevation. Radiator. Feature stripped wooden flooring. Cast Iron Fireplace.



### Dining Room

11'9 x 11'4

Double glazed window to the rear elevation. Radiator. Laminate Flooring. Cast Iron Fireplace. Inset spotlights. Door to Kitchen.



### Bedroom Two

11'8 x 9'4

Double glazed window to the rear elevation. Radiator. Feature stripped wooden flooring. Cast Iron Fireplace.



## Bathroom

12'3 x 7'2

Low level WC, wash hand basin, panelled bath and shower cubicle. Part tiled walls. Tiled floor. Radiator. Inset Spotlights.



## Externally - Front

Gated courtyard with tiled pathway leading to the front door. Gravelled garden.



## Externally - Rear

Enclosed garden. Gravelled garden. Storage Shed. Access gate.



## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: B

## Anti Money Laundering

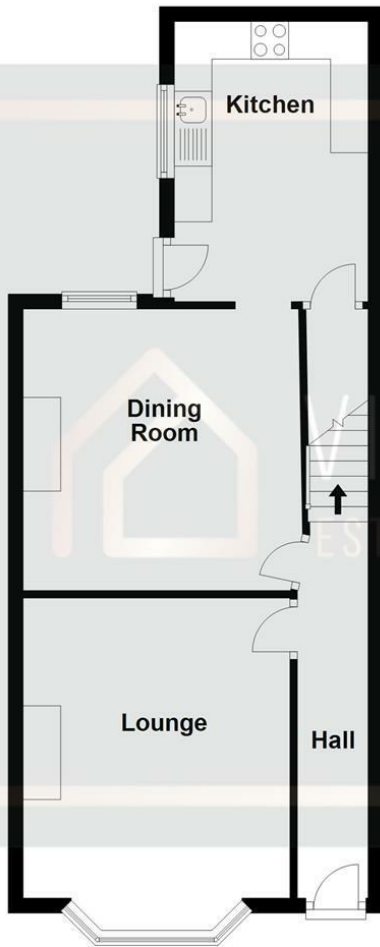
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

## Financial Qualification

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

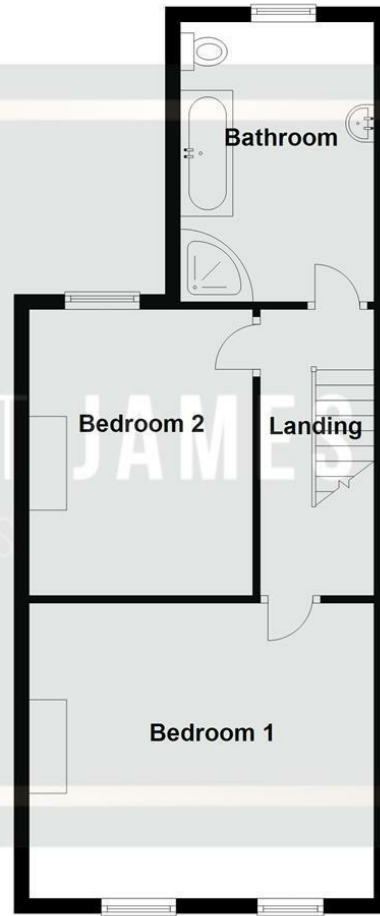
## Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



## First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 92.4 sq. metres (994.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			69
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



VINCENT JAMES  
ESTATE AGENTS

WWW.VINCENTJAMESESTATEAGENTS.CO.UK