



VINCENT JAMES
ESTATE AGENTS

14 ST. GEORGES WAY, KINGSMEAD,
NORTHWICH, CW9 8XG

£499,950



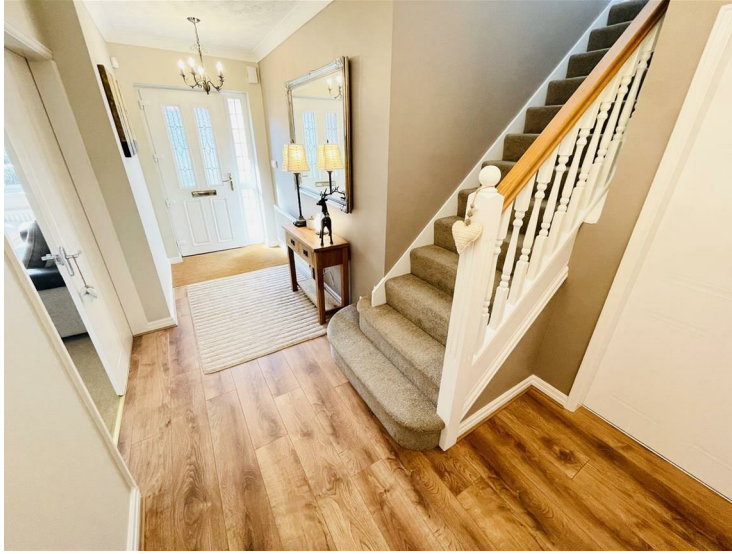
VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superbly presented DETACHED FAMILY HOME located on the popular KINGSMEAD development. The accommodation of this stunning property has been lovingly updated and includes: hallway, lounge, dining room, conservatory, study, WC, Kitchen & Utility Room to the ground floor and FOUR BEDROOMS, ensuite and family bathroom to the first floor. Externally there are well maintained front and rear gardens, off road parking and an integrated DOUBLE GARAGE! Call us now to book your viewing!

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14 ST. GEORGES WAY, KINGSMEAD, NORTHWICH, CW9 8XG

Hallway

Accessed via double glazed front entrance door. Radiator. Stairs to first floor. Radiator. Laminate flooring. Doors to Lounge, Dining Room, Study, WC and Kitchen.



Study / Playroom

6'10 x 6'7

Double glazed window to the rear elevation. Radiator. Laminate flooring.

WC

6'9 x 2'9

Low level WC and wash hand basin. Laminate flooring. Inset spotlights. Heated towel rail. Double glazed window to the rear elevation.

Kitchen

15'0 max x 14'5

Fitted with a range of wall, drawer and base units with quartz worksurfaces above. Inset stainless steel sink and mixer tap. Breakfast bar / Island Unit with Quartz worksurfaces and storage below. Integrated Dishwasher, Microwave and High level double electric oven. Inset stainless steel five burner hob with extractor fan above. Space and plumbing for American Style Fridge Freezer. Inset spotlights. Modern column style radiator. Double glazed window to the side elevation. Double glazed French doors to the rear elevation. Laminate flooring. Doors to Utility Room & Under stairs storage cupboard.

Lounge

18' (into bay) x 12'2

Double glazed bay window to the front elevation. Two radiators. Feature limestone fireplace with inset wood burning stove.



Utility Room

6'2 x 4'9

Fitted with a base unit with Quartz worksurfaces above. Inset stainless steel sink and mixer tap. Space for Washing Machine & Tumble Dryer. Cupboard housing boiler. Inset spotlights. Radiator. Double glazed door to the rear elevation.



Dining Room

12'2 x 12'1 max

Double glazed sliding door leading to the conservatory. Radiator.



Landing

Two double glazed windows to the front elevation. Radiator. Loft access. Cupboard housing hot water tank. Doors to all bedrooms and bathroom.

Conservatory

14'8 x 14'5

Brick construction with double glazed windows to three sides. Double glazed French doors to the side elevation. Radiator. Tiled floor.



Master Bedroom

13'6 x 12'2

Double glazed window to the front elevation. Radiator. Range of built in wardrobes.



Bedroom Three

10'7 x 9'7

Double glazed window to the rear elevation. Radiator.



Ensuite Shower Room

12'6 x 5'5

Low level WC, wash hand basin and large shower unit with glass screen. Inset spotlights. Part tiled walls. Radiator. Double glazed window to the side elevation.



Bedroom Four

9'6 x 9'4 max

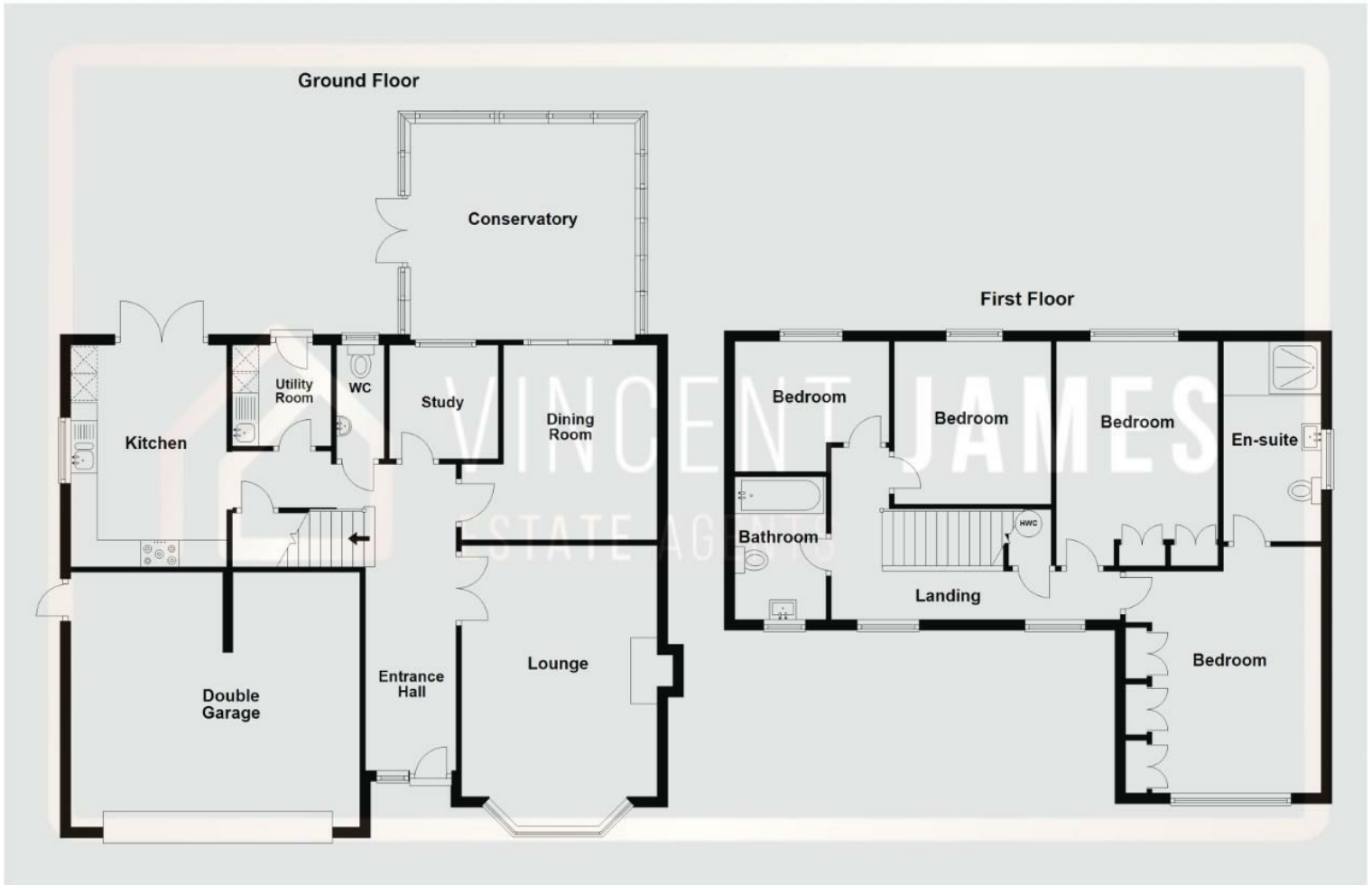
Double glazed window to the rear elevation. Radiator.



Bedroom Two

14'6 x 10'4

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



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		70	81
		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	

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