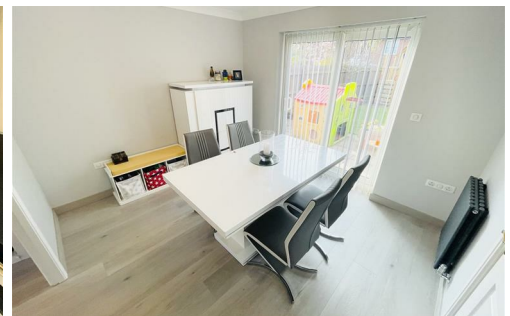




VINCENT JAMES  
ESTATE AGENTS

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

£440,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superbly presented DETACHED FAMILY HOME located on the ever popular KINGSMEAD development. The accommodation includes: Hallway, WC, Lounge, Dining Room, Play Room/Study, Breakfast Kitchen & Utility Room to the ground floor and FOUR BEDROOMS, bathroom & ensuite to the first floor. Externally there are front and rear gardens, off road parking and DETACHED DOUBLE GARAGE. Call us now to book your viewing!

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### Entrance Hallway

Accessed via front entrance door. Laminate flooring. Stairs to first floor. Doors to Lounge, WC, Kitchen & Play Room / Study. Radiator.

### WC

5'10 x 5'3

Low level WC and wash hand basin. Part tiled walls. Tiled floor. Heated towel rail.

### Play Room / Study

11'8 x 8'1

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



### Lounge

17'2 x 10'9

Double glazed window to the front elevation. Two radiators. Laminate flooring. Opening to the Dining Room.



### Landing

Doors to all bedroom and bathroom. Loft access. Airing cupboard housing hot water tank.

### Master Bedroom

17'4 x 12'6

Double glazed window to the front elevation. Radiator. Fitted wardrobes. Storage cupboard. Laminate flooring. Wall mounted air conditioning unit. Storage cupboard. Door to ensuite.



### Dining Room

11'2 x 9'9

Double glazed sliding doors to the rear elevation. Laminate flooring. Radiator. Door to Kitchen.



### Ensuite

8'3 x 5'7

Low level WC, wash hand basin and shower cubicle. Double glazed window to the front elevation. Part tiled walls. Heated towel rail. Double glazed window to the front elevation.



### Kitchen Breakfast Room

14'3 x 9'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset electric oven with four ring gas hob and extractor fan above. Space for Fridge Freezer & Dishwasher. Two double glazed windows to the rear elevation. Tiled floor. Radiator. Opening to the Utility Room.



### Utility Room

6'5 x 5'1

Space for Washing Machine & Tumble Dryer. Wall mounted central heating boiler. Access door to the side elevation.

### Bedroom Two

12'2 x 9'8

Double glazed window to the rear elevation. Laminate flooring. Wall mounted air conditioning unit.





### Bedroom Three

8'9 x 7'7

Double glazed window to the rear elevation. Laminate flooring. Wall mounted air conditioning unit.

### Bedroom Four

9'7 x 5'8

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



### Family Bathroom

8'2 x 5'8

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls and floor. Double glazed window to the side elevation.



### Externally - Front

Lawned garden with pathway leading to the front entrance door. Driveway providing off road parking.



### Externally - Rear

Enclosed rear garden with paved patio leading to a lawned garden.



### Detached Double Garage

Two up and over doors to the front elevation. Side courtesy door. Power & Light. Electric car charging point.

### Extra Information

Tenure: Freehold

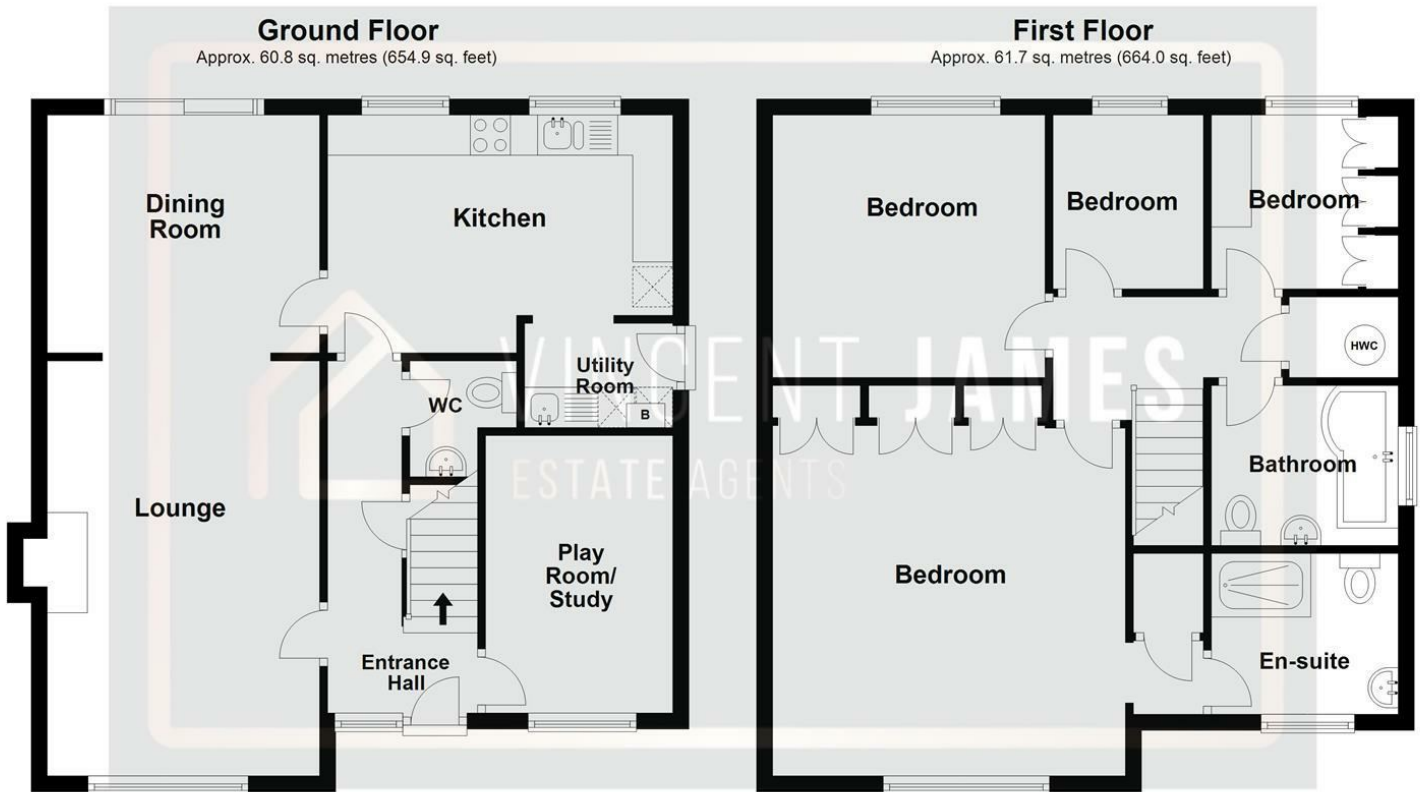
Length of lease: N/A

Annual Ground Rent: N/A

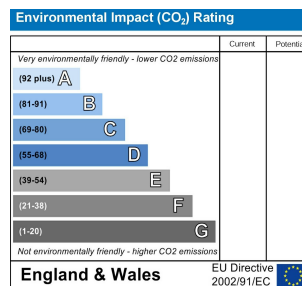
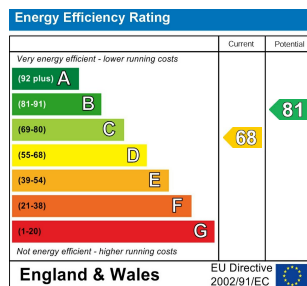
Service Charge: N/A

Service Charge Review Period: TBC

Council Tax Band: E



Total area: approx. 122.5 sq. metres (1318.9 sq. feet)



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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