



14 PRICE CLOSE, SANDBACH, CW11 3JY

£240,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented END MEWS property located on the ever popular ALBION LOCK development. The accommodation includes: Hallway, WC, Kitchen Diner and Lounge to the ground floor and THREE BEDROOMS and Bathroom to the first floor. Externally there is an enclosed garden to the rear elevation and driveway with off road parking to the front elevation. Call us now to book your viewing!

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Entrance Hallway

Accessed through a UPVC double glazed front door, stairs to the first floor, radiator and access to lounge.



Lounge

11'6 x 13'6

Double glazed window to the front elevation, radiator, access to Kitchen diner.



Downstairs WC

3'0 x 5'6

Low level WC, pedestal wash hand basin with tiled splashback, radiator, vinyl flooring.



Kitchen Diner

9'4 x 15'0

A range of high gloss wall, drawer and base units with contrasting work surface above with under cabinet lighting. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Integrated low level single oven, four ring induction hob with extractor fan over, integrated fridge freezer, integrated dishwasher and washing machine, vinyl flooring, inset spotlights, radiator, UPVC double glazed French doors to the rear garden, storage cupboard.



Landing

Access to loft space, doors to bedrooms and bathroom, radiator



En-Suite

Fully tiled shower enclosure with electric shower, pedestal wash hand basin with mixer tap, low level WC, vinyl flooring, UPVC double glazed frosted window to the front elevation, inset spotlights.

Family Bathroom

6'2 x 5'2

Panelled bath with overhead shower and shower screen, pedestal wash hand basin, low level WC, part tiled walls, wood effect vinyl flooring, inset spotlight, radiator.



Bedroom Two

11'3 x 6'2

Double glazed window to the rear elevation, radiator.

Master Bedroom

9'2 x 16'8

Double glazed window to the front elevation, built-in wardrobes, radiator, door to en-suite.



Bedroom Three

10'4 x 8'2

Double glazed window to the rear elevation, radiator.



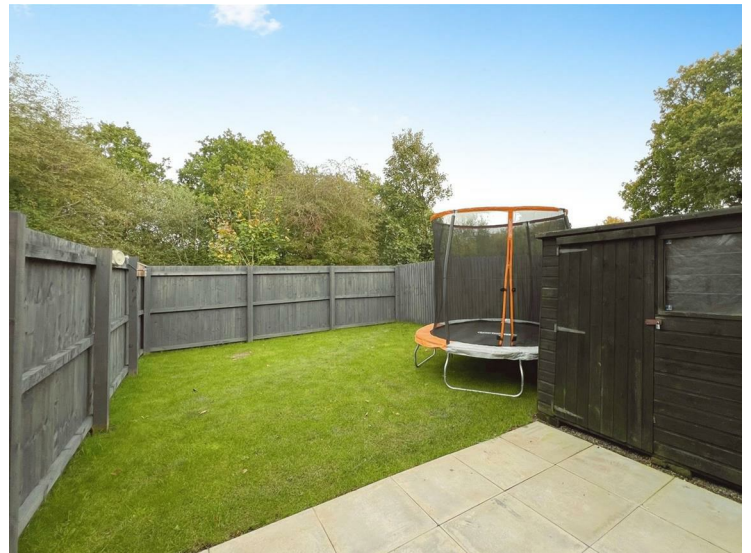
Externally Rear

Patio area, pathway leading to rear gate, lawned garden with shed, fenced boundaries.



Externally Front

Driveway with two spaces leading to additional off-road parking, side access to rear garden.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £125 per annum once development is complete

Service Charge Review Period: N/A

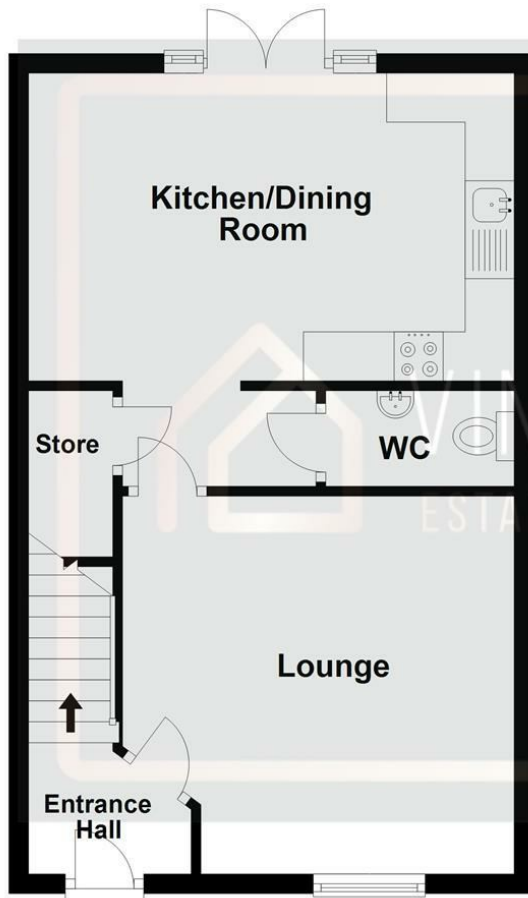
Council Tax Band: C

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TEL: 01606 663939

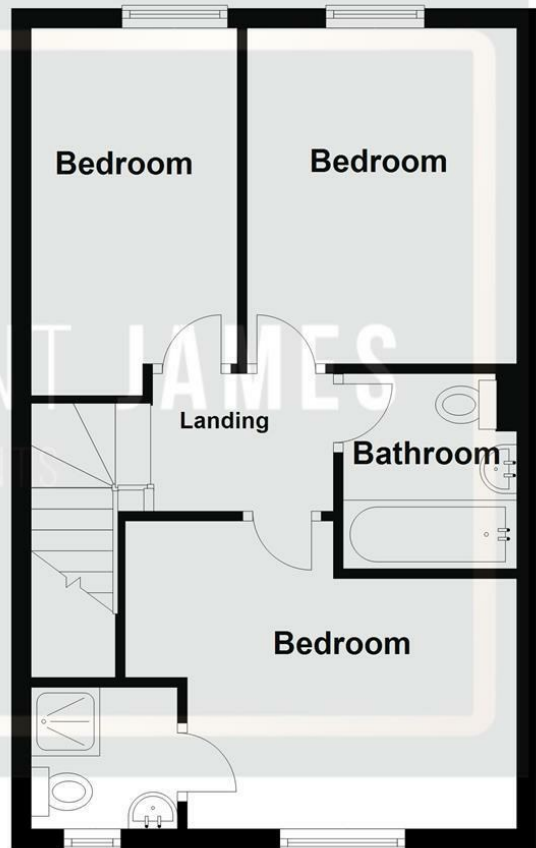
Ground Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 81.0 sq. metres (872.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(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	

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87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
NORTHWICH@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK