



VINCENT JAMES
ESTATE AGENTS

26 BOLLINGTON AVENUE,
LEFTWICH,
NORTHWICH, CW9 8SB

£340,000



VINCENT JAMES ESTATE AGENTS are excited to bring to the market this superbly presented DETACHED FAMILY HOME located on the popular LEFTWICH development. The accommodation of this property includes: Hallway, Lounge, Dining room, 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, driveway leading to additional off road parking and an integrated GARAGE. Call us now to book your viewing!

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Entrance Hallway

Entrance door to the front elevation, stairs leading to the first floor and access through to the Lounge, WC and Kitchen area. Radiator.

Lounge

11'5 x 16'4

Double glazed bay window to the front elevation, feature fire to one wall and opening through to the Dining room. Radiator.



Dining Room

10'6 x 10'2

Accessed through double doors from lounge, radiator, double glazed French doors to the rear elevation. Access to Kitchen.



Kitchen

10'2 x 10'2

Fitted with a range of base and wall units with work surface over and enamel sink with stainless steel taps

over, integrated appliances consisting of electric oven and hob with extractor hood over, space for fridge freezer and dishwasher, double glazed window to the rear elevation over looking the garden. Access to utility room. Radiator. Part tiled walls and tiled floor.



Utility Room

10'3 x 5'3

Work surface to one wall with space and plumbing for washing machine beneath. Radiator. Inset sink unit with drainer, access through to rear garden.



WC

4'3 x 5'2

Two piece suite consisting of a low level WC and wash hand basin. Part tiled walls with splashback. Inset spotlights. Radiator.



En-Suite

Three piece suite consisting of a walk in shower cubicle, low level WC and wash hand basin with splashback. Part tiled walls, radiator and double glazed window to the rear elevation. Inset spotlights. Storage cupboard. Tiled floor.



Landing

Access to Bedrooms and Family bathroom. Loft access and storage cupboard. Radiator.



Bedroom Two

9'6 x 12'2

Double glazed window to the front elevation, radiator and built in wardrobe to one wall. Inset spotlights.

Master Bedroom

13'6 x 11'7

Double glazed window to the front elevation, radiator and access to through to the En-suite. Built in wardrobe.



Bedroom Three

9'4 x 10'4

Double glazed window to the rear elevation. Radiator.



Family Bathroom

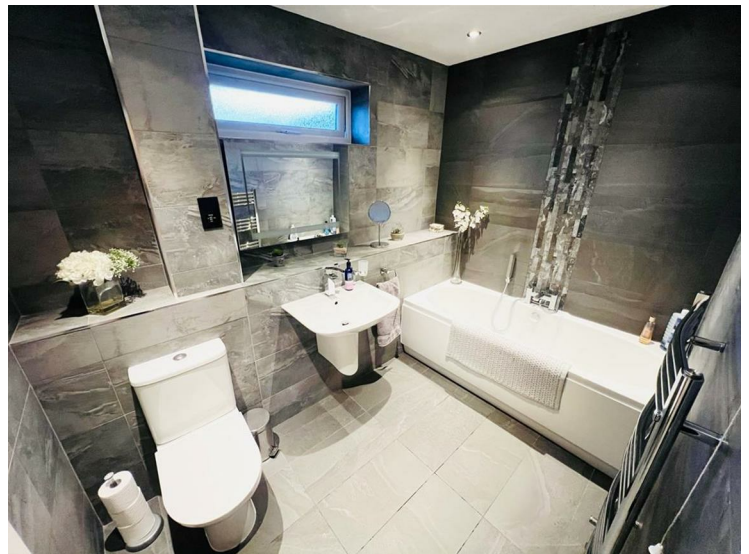
A three piece suite consisting of a panelled bath with hand held shower head, wash hand basin and low level WC, part tiled walls with splashback, radiator and double glazed window to the rear elevation. Tiled floor. Inset spotlights.



Bedroom Four

8'4 x 11'4

Double glazed window to the rear elevation, radiator and built in wardrobe to one wall.



Garage

Up and over door to the front elevation, storage cupboard and Gas central heating boiler.

Externally - Front

Driveway with space for two vehicles, leading to additional off-road parking. Lawned garden with path leading to the entrance door and side gate allowing access to the rear.



Externally - Rear

Enclosed lawned garden with paved patio area. Gated side access leading to the front.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

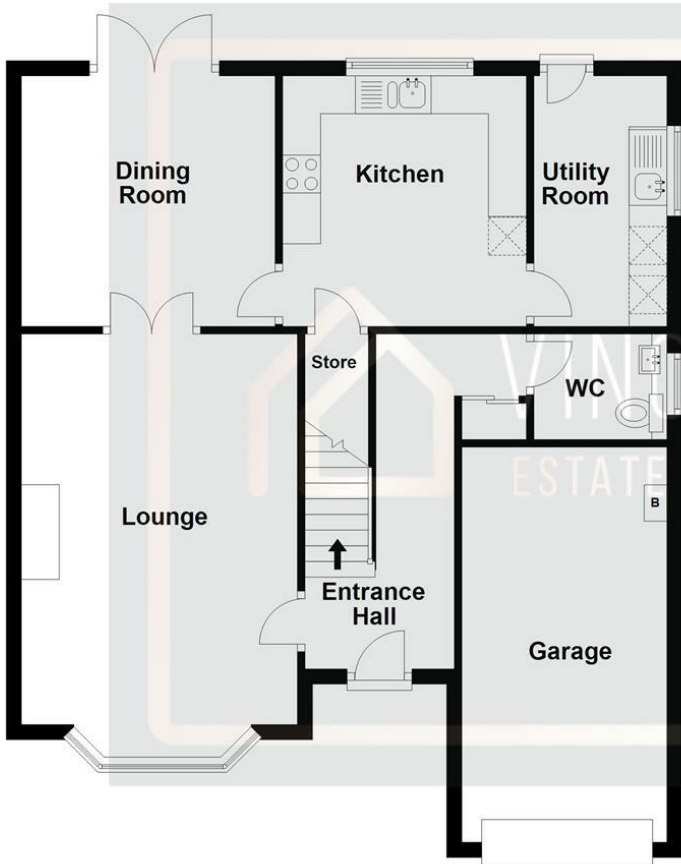
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: E

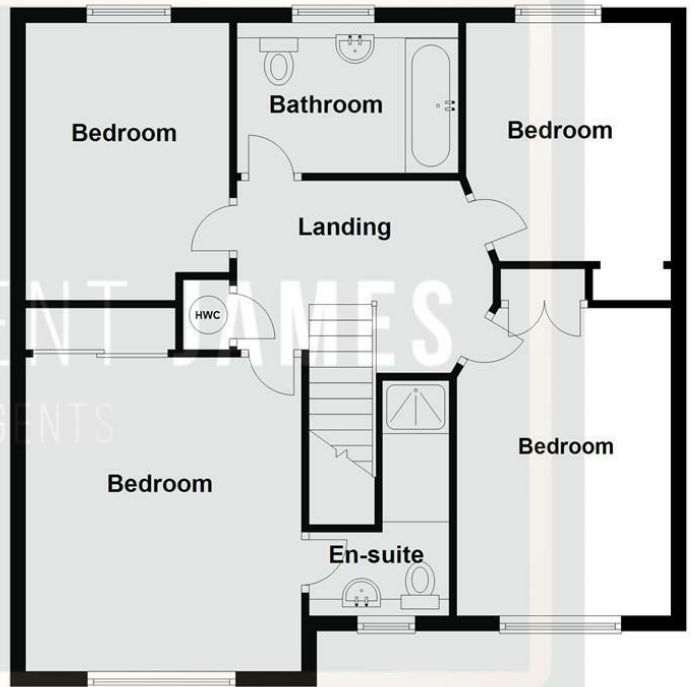
Ground Floor

Approx. 75.9 sq. metres (817.0 sq. feet)

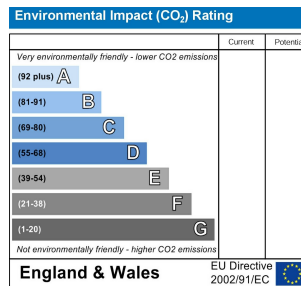
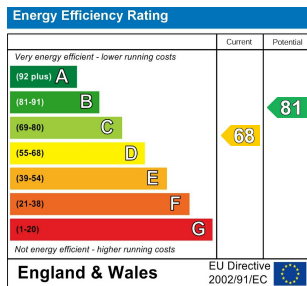


First Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



Total area: approx. 145.3 sq. metres (1563.7 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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