



VINCENT JAMES  
ESTATE AGENTS

10 LUNE CRESCENT,  
NORTHWICH, CW9 7NY

£260,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this THREE BEDROOM TOWNHOUSE located on the ever popular DANE VIEW development! Built by BARRATT HOMES to their QUEENSVILLE design, the accommodation includes: Entrance Hallway. WC, Utility Room and open plan kitchen diner / living area to the ground floor, lounge, master bedroom and en-suite to the first floor and two further bedrooms and a bathroom to the second floor. Externally there is OFF ROAD PARKING for two cars and an ENCLOSED REAR GARDEN. Call us now to book your viewing! \*\*\*FREEHOLD\*\*\*

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### Entrance Hallway

Accessed via front entrance door. Wood effect flooring. Storage cupboard. Radiator. Access to lounge, WC and utility room. Staircase leading to first floor landing.

### WC

Low level WC and wash hand basin with splashback. Radiator.



### Utility Room

8'9 x 6

Double glazed window to the front elevation. Radiator. Space for washing machine/tumble dryer.



### Kitchen Diner / Living Space

20 x 12'9

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. Integrated Dishwasher & Fridge Freezer. Inset electric oven with four ring gas hob and extractor fan above. Radiator. Laminate Flooring. Under stairs storage cupboard. Double glazed French doors to the rear elevation.



### First Floor Landing

Doors to Lounge & Master Bedroom. Radiator. Stairs to second floor.



### Lounge

12'8 x 9'9

Double glazed window to the rear elevation. Radiator.



### Master Bedroom

12'3 x 10'1

Double glazed window to front elevation. Radiator. Access to en-suite.



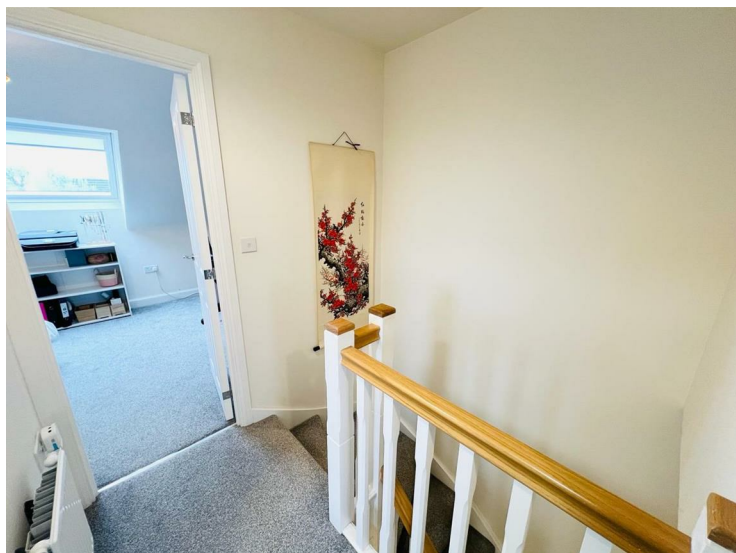
### En-Suite

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Radiator. Double glazed window to side elevation.



### Second Floor Landing

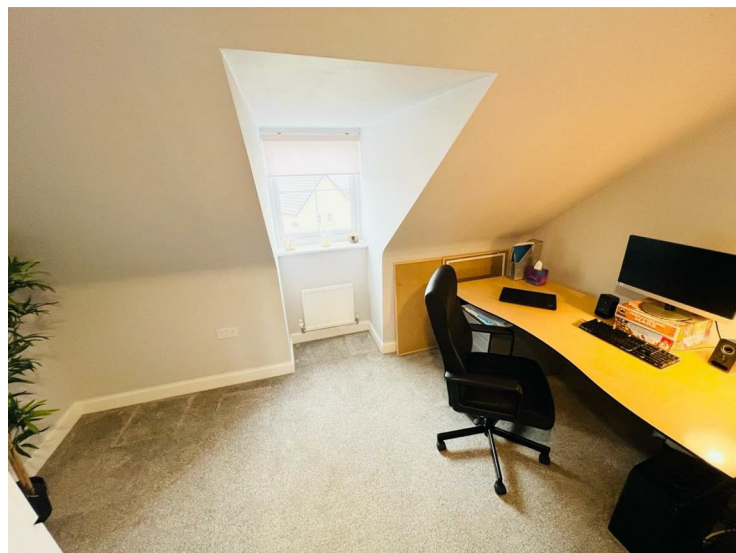
Doors to both bedrooms and bathroom. Loft access. Radiator.



### Bedroom Two

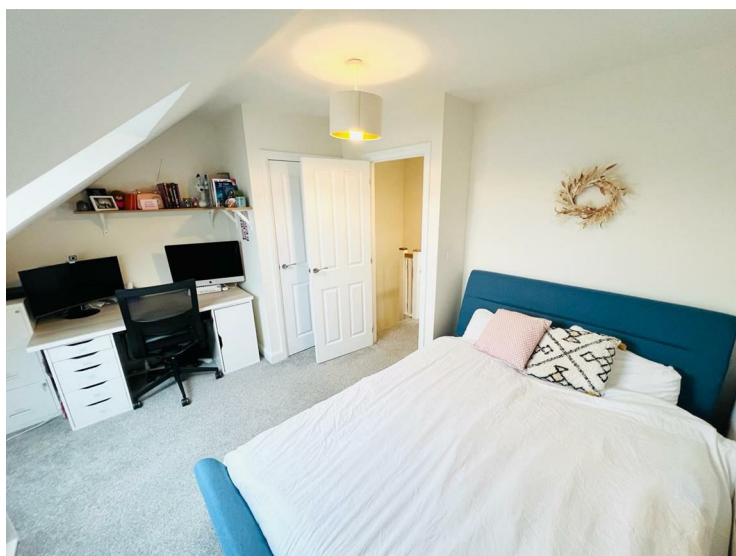
11'5 x 12'8

Double glazed window to the front elevation. Velux style window to the rear elevation. Radiator. Storage cupboard.



### Bathroom

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



### Bedroom Three

12'8 x 6'3

Double glazed window to front elevation. Radiator. Storage cupboard.



### Externally - Front

Off road parking providing space for two cars.



### Externally - Rear

Enclosed turfed garden with paved patio. Gated side access.

### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: Approx £140 per annum

Service Charge Review Period: TBC

Council Tax Band: C

### Ground Floor

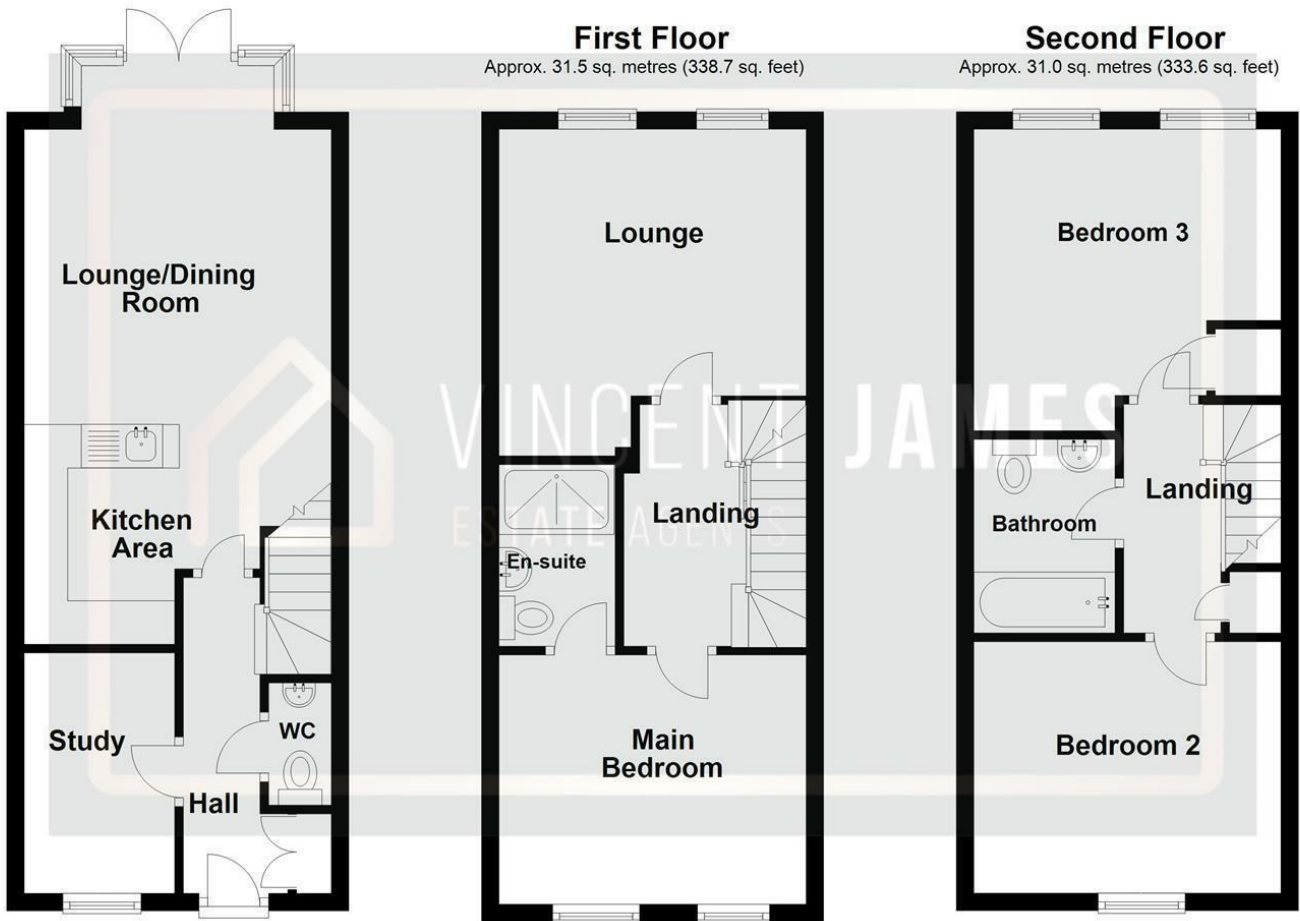
Approx. 32.6 sq. metres (351.0 sq. feet)

### First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)

### Second Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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 <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	

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