



VINCENT JAMES
ESTATE AGENTS

16 RUSSET ROAD, WEAVERHAM,
NORTHWICH, CW8 3HY

£175,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SEMI DETACHED property located in the popular location of WEAVERHAM. The accommodation includes: Hallway, Lounge / Diner & Kitchen to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there are gardens to the front and rear elevation and the benefit of off road parking. ***NO CHAIN***

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Hallway

Accessed via double glazed front entrance door. Double glazed window to the front elevation. Stairs to first floor. Radiator. Storage Cupboard. Door to Kitchen.



Landing

Double glazed window to the front elevation. Loft access.



Kitchen

10'8 x 10'2

Fitted with a range of wall, drawer and base units with worksurfaces above. Space for Gas Cooker, Washing Machine & Fridge Freezer. Double glazed window to the rear elevation. Radiator. Access door to the side entrance / outhouses.



Master Bedroom

13'1 x 9'9

Double glazed window to the rear elevation. Radiator.



Side Access / Outhouses

Wooden entrance doors to the front and rear elevations. Storage Cupboards & WC.

Lounge

18'2 x 12'9

Double glazed windows to the front & rear elevation. Radiator.



Bedroom Two

10'9 x 10'1

Double glazed window to the rear elevation. Radiator.



Bedroom Three

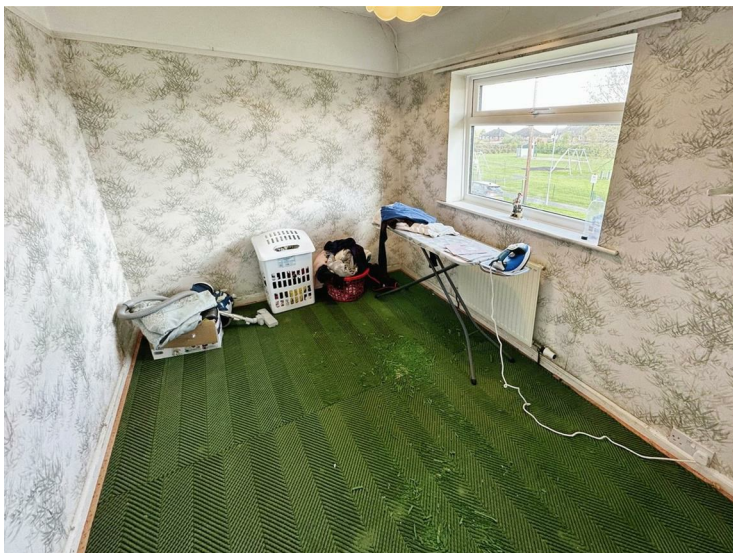
13'1 x 9'9

Double glazed window to the front elevation. Radiator.



Externally - Front

Lawned garden. Off Road Parking.



Bathroom

Low level WC, wash hand basin and bath with shower above. Window to the side elevation,



Externally - Rear

Paved patio leading to lawned garden. Garden shed & greenhouse.



Extra Information

Tenure: Freehold

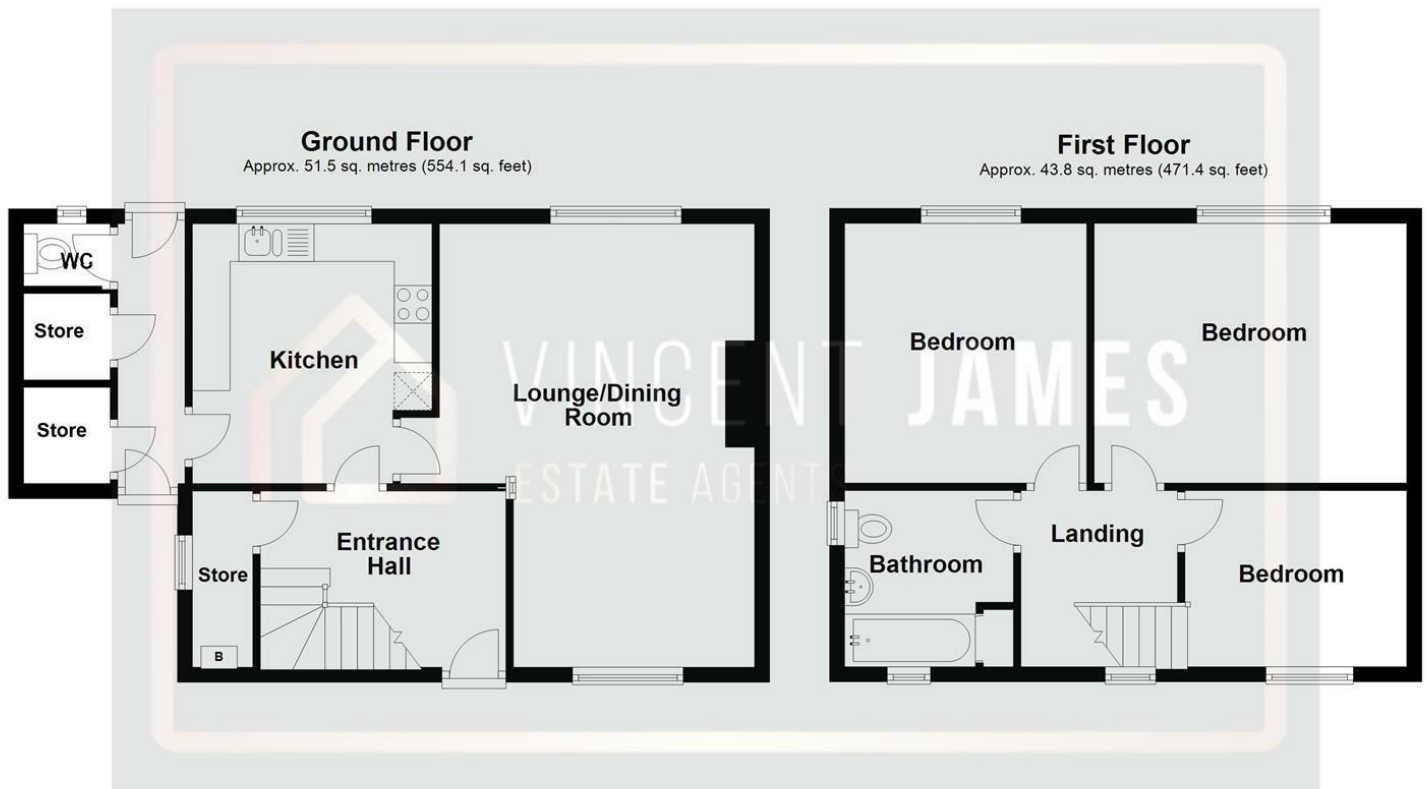
Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: B



Total area: approx. 95.3 sq. metres (1025.5 sq. feet)

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	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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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