



VINCENT JAMES
ESTATE AGENTS

75 WALKER ROAD,
NORTHWICH, CW8 4UD

£265,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this THREE STOREY TOWNHOUSE located on the popular WINNINGTON VILLAGE development. The accommodation of this lovely property includes: Hallway, Bedroom Three & Shower Room to the GROUND FLOOR, Open Plan Lounge / Dining Room / Kitchen to the FIRST FLOOR and two further bedrooms, ensuite and bathroom to the SECOND FLOOR. Externally there is off road parking leading to the rear elevation there is an enclosed garden. Call us now to book your viewing! ***NO CHAIN***

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Entrance Hallway

Accessed via front door entrance. Staircase to first floor. Radiator. Storage cupboard. Access to Bedroom Three, WC and access door to rear garden.

Bedroom Three



9'3 x 8'7

Double glazed window to front elevation. Radiator.

Shower Room



Low level WC, shower cubicle and hand wash basin. Double glazed frosted window to rear elevation.

First Floor Landing



Double glazed window to the front elevation. Radiator. Stairs to second floor. Door to Open Plan Lounge / Kitchen / Dining Area. Built in Storage.

Lounge Diner / Kitchen



15'4 x 9'9 x (24)

Two double glazed windows to the rear elevation. Two Radiators. Opening to the Kitchen. Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Built in Washing Machine, Dishwasher and Fridge Freezer. Inset low level electric oven with four ring gas hob and extractor fan above. Inset spotlights. Double glazed window to the front elevation. Inset feature LED lighting.

Second Floor Landing

Doors to both bedrooms and bathroom. Storage cupboard. Access to the loft.

Master Bedroom



14 x 9'6
Two double glazed windows to the front elevation.
Radiator. Door to Ensuite Shower Room.

Ensuite Shower Room



Low level WC, wash hand basin and shower cubicle.
Part tiled walls. Radiator. Inset spotlights.

Bedroom Two



10'2 x 8'4
Double glazed window to the rear elevation. Radiator.

Second Floor Bathroom



Low level WC, Wash hand basin and panelled bath.
Double glazed frosted window to the rear elevation. Part
tiled walls. Radiator.

Garage

Power, light, up & over door.

Externally - Front



To the front elevation there is off road parking for one car.

Externally - Rear



Enclosed lawned rear garden with decking and gated side access.

Extra Information

Tenure: Freehold

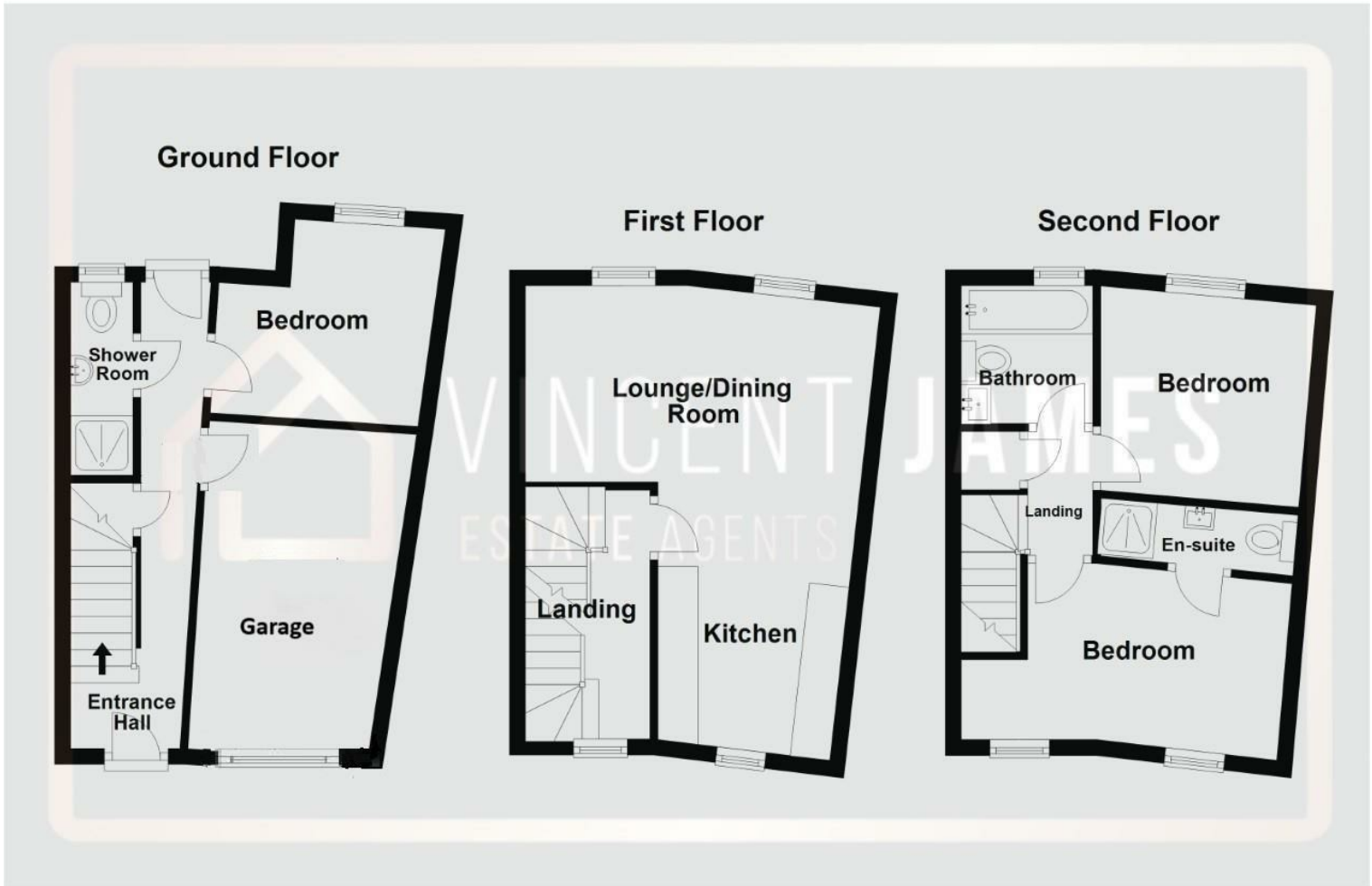
Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: N/A

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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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