



VINCENT JAMES
ESTATE AGENTS

4 DARWIN STREET,
NORTHWICH, CW8 1BT

£260,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SEMI DETACHED FAMILY HOME in need of modernisation located in CASTLE! The accommodation includes: Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Playroom and WC to the ground floor and FOUR BEDROOMS and bathroom to the first floor. Externally there is off road parking, DETACHED GARAGE and an enclosed garden to the rear elevation. Call us now to book your viewing! ***NO CHAIN***

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Entrance Vestibule

Accessed via front entrance door. Original tiling underfoot.

Entrance Hallway



Original tiling underfoot, staircase to first floor, access to lounge, dining room and kitchen. Radiator.

Lounge



11'9 x 11'8

Wood flooring underfoot. Double glazed bay window to front elevation. Feature brick fireplace. Radiator.

Dining Room



12'9 x 10'3

Double glazed window to side and rear elevation. Wood flooring underfoot. Radiator. Feature fireplace with part tiling.

Kitchen



18'6 x 10'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Double glazed bay window to side elevation. Door to rear elevation. Brick feature fireplace. Integral fridge, oven, four ring hob and extractor above. Inset stainless steel sink with mixer tap and drainer. Part tiled walls. Access to utility.

Utility Room



10'7 x 7'1

Fitted with a range of wall, drawer and base units. Worksurface above. Tiled floor. Double glazed window to side elevation. Space for Washing Machine and Tumble Dryer. Stainless steel sink with mixer tap and drainer with splashback. Access to playroom.

Playroom



7 x 5'8

Tiled floor. Double glazed window to side elevation. Access to WC.

WC

Tiled flooring. Low level WC. Double glazed window to rear.

Landing



Loft access. Storage cupboard. Access to all bedrooms and bathroom.

Master Bedroom



12'8 x 10'3

Double glazed window to rear elevation. Wooden floor underfoot. Radiator. Inset fireplace.

Bedroom Two



11'4 x 10'6

Double glazed window to rear elevation. Built in storage. Wood floor underfoot. Radiator.

Bedroom Three



11'9 x 5'6

Double glazed window to front elevation. Radiator.

Bedroom Four



10'2 x 8'5

Double glazed window to front elevation, radiator.

Family Bathroom



Panelled bath with shower head attachment. Shower cubicle. Hand wash basin. Low level WC. Part tiled walls. Double glazed window to side elevation.

Externally - Front



Paved area, low level walls with foliage. Gated side access.

Externally - Rear



Paved patio area leading to lawned garden and detached garage. Gated side access.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

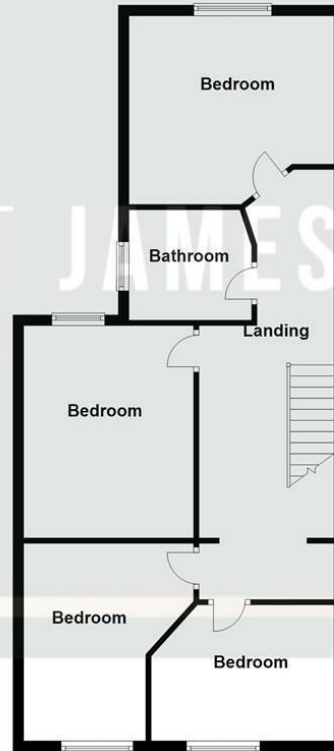
Service Charge Review Period: N/A

Council Tax Band: C

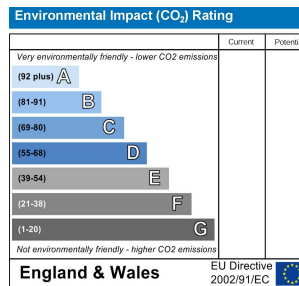
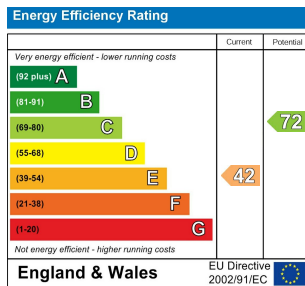
Ground Floor
Approx. 86.3 sq. metres (929.2 sq. feet)



First Floor
Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 154.9 sq. metres (1667.4 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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