



VINCENT JAMES  
ESTATE AGENTS

5 BELLEVUE STREET, WINNINGTON,  
NORTHWICH, CW8 4GL

£290,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this fabulous SEMI DETACHED home located on the popular WINNINGTON VILLAGE DEVELOPMENT. The accommodation includes: Hallway, Bedroom Four/Office Space, WC, Open Plan Kitchen Diner/Living Space to the ground floor, Lounge, Master Bedroom with en-suite to first floor and TWO FURTHER BEDROOMS and bathroom to second floor. Externally there is an ENCLOSED REAR GARDEN and OFF ROAD PARKING. \*\*\*FREEHOLD\*\*\*

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### Entrance Hallway



Accessed via front entrance door. Amtico flooring. Access to WC, Bedroom Four/Office Space and Kitchen Diner. Staircase to first floor. Inset spotlights. Storage cupboard. Radiator.

### WC



Part tiled walls, Inset spotlights. Low level WC, Hand Wash Basin, Radiator, Amtico flooring. Radiator.

### Bedroom Four/Office Space



5'6 x 8'8  
Amtico flooring. Double glazed window to front elevation. Radiator. Inset spotlights. Built in storage.

### Open Plan Kitchen Diner/Living Space



19'5 x 12'4

Fitted with a range of wall, drawer and base units with worksurfaces above. Double glazed French doors to rear. Inset spotlights. Integrated Dishwasher, Fridge Freezer, Washer Dryer. Inset oven with four ring electric hob and extractor above. Inset sink with mixer tap and drainer. Understairs storage. Radiator. Amtico Flooring. Wall mounted TV point.

### First Floor Landing



Radiator, Access to Lounge and Master Bedroom. Staircase to second floor.

### Master Bedroom



12'5 x 9'7

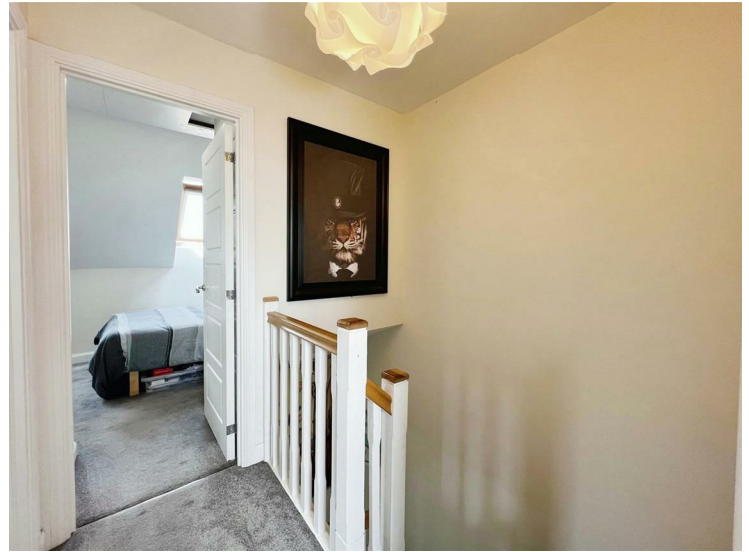
Two double glazed windows to the front elevation. Radiator. Access to En-suite.

### En-Suite



Shower cubicle. Low Level WC. Radiator. Hand Wash Basin. Double glazed frosted window to side elevation. Part tiled walls. Inset spotlights.

### Second Floor Landing



Radiator. Access to Bedroom Two, Bedroom Three and Bathroom.

### Lounge



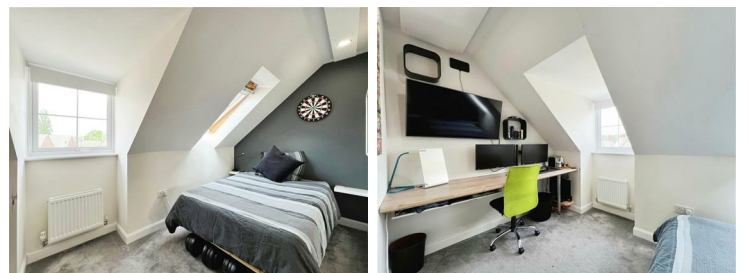
12'5 x 9'6  
Two double glazed window to rear. Radiator. RJ45 Network Terminal

### Bedroom Two



11'0 x 12'4  
Velux window to rear elevation. Radiator. Built in Storage. Loft Access.

### Bedroom Three



12'5 x 6  
Velux and dormer window to front elevation, Radiator. Inset LED spotlights. Storage cupboard.

## Bathroom



Panelled bathtub with shower overhead. Double glazed frosted window to side elevation. Part tiled walls. Radiator, Low level WC, Hand Wash Basin. Radiator and Inset Spotlights.

## Externally - Front



Driveway providing two spaces. Gated side access.

## Externally - Rear



Landscaped with Blue Cobalt Limestone paving. Turfed with outer planting beds. Insulated shed, Double gated side access, wooden decking area.

## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £75 per year approx

Service Charge Review Period: N/A

Council Tax Band: D

## Ground Floor



## First Floor



## Second Floor



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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