



VINCENT JAMES
ESTATE AGENTS

54 WALKER ROAD, WINNINGTON
VILLAGE,
NORTHWICH CW8 4LD
£270,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented TOWN HOUSE located on the ever popular WINNINGTON VILLAGE development. The accommodation includes: Hallway, Kitchen Diner, WC & Lounge to the ground floor, two bedrooms and bathroom to the first floor and master bedroom with ensuite to the second floor. Externally there is OFF ROAD PARKING for two / three cars to the front elevation and enclosed garden to the rear elevation. Call us now to book your viewing!

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Hallway

Accessed via double glazed front entrance door. Stairs to first floor. Radiator. Door to Kitchen Diner.



Landing

Double glazed window to the side elevation. Radiator. Doors to Bedrooms, Bathroom & Stairs to Master Bedroom.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset electric oven with four ring gas hob with extractor fan above. Integrated Dishwasher, Washing Machine & Fridge Freezer. Cupboard housing boiler. Double glazed window to the front elevation. Radiator. Doors to WC & Lounge.



WC

Low level WC and wash hand basin. Radiator.



Lounge

Double glazed French doors to the rear elevation. Radiator.



Bedroom Three

Double glazed window to the front elevation. Radiator.



Bathroom

Low level WC, wash hand basin and panelled bath with shower above.



Externally - Front

Off road parking for two / three cars. Pathway to the front door.



Externally - Rear

Paved patio leading to lawned garden. Access gate to the driveway.



Master Bedroom Stairs

Double glazed window to the front elevation. Stairs to Master Bedroom Suite.

Master Bedroom

Double glazed window to the front elevation. Velux style window to the rear elevation. Door to Ensuite. Radiator.



Ensuite

Low level WC, wash hand basin and shower cubicle. Velux style window to the rear elevation.

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: D

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



54 Walker Road,
Winnington

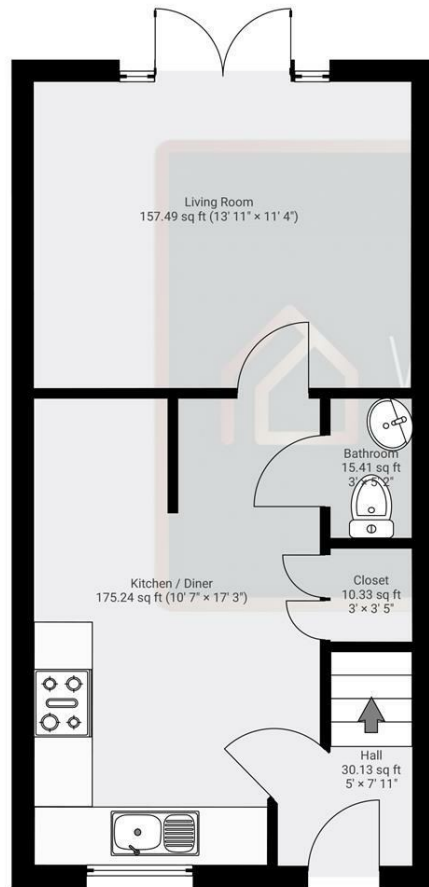
DETAILS
Total area: 1073.55 sq ft
Living area: 1073.55 sq ft
Floors: 3
Rooms: 13

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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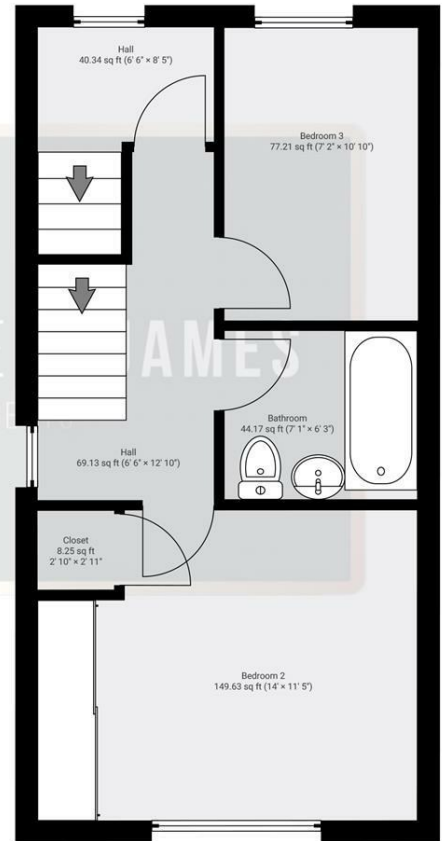
▼ Ground Floor

TOTAL AREA: 388.33 sq ft · LIVING AREA: 388.33 sq ft · ROOMS: 5



▼ 1st Floor

TOTAL AREA: 388.39 sq ft · LIVING AREA: 388.39 sq ft · ROOMS: 6



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		78	
(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	

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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