



VINCENT JAMES
ESTATE AGENTS

27 WATER STREET,
NORTHWICH, CW9 5HP

£200,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented PERIOD MID TERRACED property located within walking distance of the Town Centre. The accommodation includes: Hallway, Open Plan Lounge Dining Room & Kitchen to the ground floor and TWO BEDROOMS and bathroom to the first floor. Externally there is an enclosed REAR GARDEN.

Enterance Hallway

Entrance via UPVC front door, wall mounted radiator, access to first floor via stairs and door leading lounge diner.



Living Room

Wall mounted radiator, UPVC bay window to front elevation and wood effect floor.



Dining room

Wall mounted radiator, UPVC window to rear elevation, Access to kitchen, wood effect flooring.



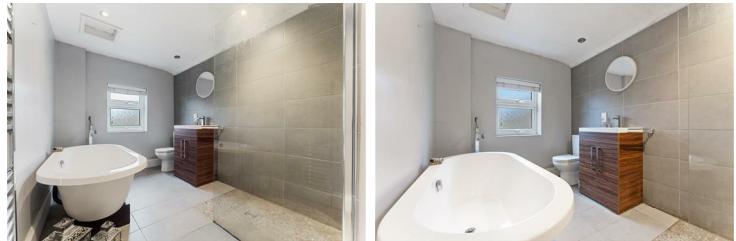
Kitchen

Range of fitted wall and floor units, mosaic style tiled floor, UPVC window to side elevation, door allowing access to rear garden, wall mounted radiator, integrated fridge/freezer, fitted oven and gas hob, tiled back splash and access to under stairs storage.



Bathroom

Four piece unit comprising of free standing bath, walk in shower, low level WC and vanity sink with storage, range of wall and floor tiles.



Bedroom One

Two UPVC windows to front elevation, wall mounted radiator, wood effect flooring.



Bedroom Two

UPVC window to rear elevation, wood effect floor, wall mounted radiator.



Externally Front

Gravelled garden with planting.



Externally Rear

Enclosed garden, with lawned, planters and access gate.



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

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.



27 Water Street,
Northwich.

DETAILS

Total area: 796.54 sq ft
Living area: 796.54 sq ft
Floors: 2
Rooms: 11

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.

0' 2' 4' 6' 8'
1:68

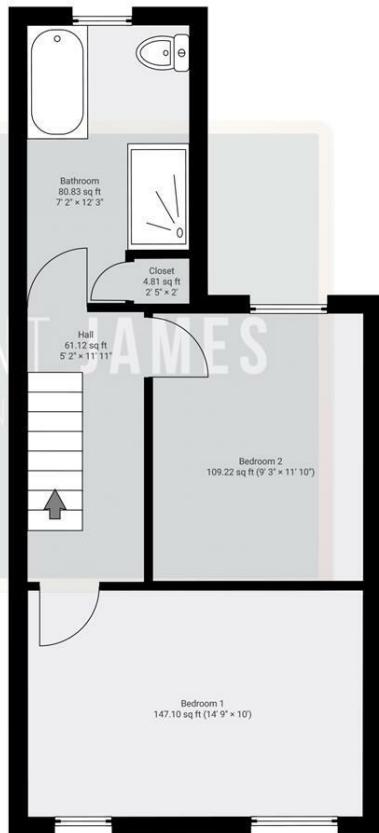
▼ Ground Floor

TOTAL AREA: 393.75 sq ft • LIVING AREA: 393.75 sq ft • ROOMS: 6



▼ 1st Floor

TOTAL AREA: 402.78 sq ft • LIVING AREA: 402.78 sq ft • ROOMS: 5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK