



VINCENT JAMES  
ESTATE AGENTS

EYTON COTTAGE ONSTON LANE,  
CROWTON,  
NORTHWICH. CW8 2TS  
£400,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this CHARMING DETACHED COTTAGE located in the beautiful village of CROWTON. The accommodation includes: Lounge / Diner & Kitchen Diner to the ground floor and THREE BEDROOMS, bathroom and shower room to the first floor. Externally there is OFF ROAD PARKING FOR TWO CARS and a mature country style private garden. Viewing a MUST to appreciate what this stunning home has to offer!

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# EYTON COTTAGE ONSTON LANE, CROWTON, NORTHWICH, CW8 2TS

## Lounge / Dining Room

22'4 x 11'4

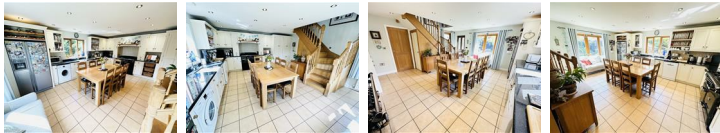
Accessed via front entrance door. Double glazed sash window to the front elevation. Double glazed sash window to the side elevation. Two radiators. Feature fireplace with open hearth and wooden surround. Door to Kitchen Diner.



## Kitchen Diner

18'3 x 16'1

Fitted with a range of bespoke hand made solid wood wall, drawer and base units with granite worksurfaces above. Inset Belfast sink with mixer tap. Space for Washing Machine & Dishwasher. Space for Range Cooker and American Style Fridge Freezer. Part tiled walls. Tiled Floor. Inset spotlights. Double glazed window to the side elevation. Double glazed sash window to side elevation. Access door to the side elevation. French doors to the side elevation. Bespoke solid wooden staircase leading to the first floor. Understairs storage cupboard.



## Landing

Two double glazed windows to the side elevation. Radiator. Loft access.

## Master Bedroom

15'5 x 13'9 max

Double glazed window to the front elevation. Double glazed window to the side elevation. Inset spotlights. Radiator. Range of bespoke handmade wardrobes. Door to Ensuite Bathroom.



## Ensuite Bathroom

8'6 x 5'6

Fitted with white suite including Low level WC, wash hand basin, freestanding roll top bath and shower cubicle. Tiled walls with feature tiling. Tiled floor. Inset spotlights. Double glazed window to the side elevation.



## Bedroom Two

11'5 x 9'9

Double glazed sash window to the front elevation. Radiator. Range of fitted furniture.



## Bedroom Three

8'2 x 4'8

Double glazed window to the side elevation. Radiator.

## Shower Room

7'9 x 6'5

Low level WC, wash hand basin and shower cubicle. Tiled walls. Tiled floor. Inset spotlights. Double glazed window to the side elevation.

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## Externally - Front

Indian stone paving. Cottage Style Planting. Driveway with space for two cars. Access gate to the garden.



## Externally - Side

Indian Stone Paving. Lawned Garden. Cottage style planting. Raised Indian Stone Patio. Wildlife Pond. Storage area for shed and greenhouse.



## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

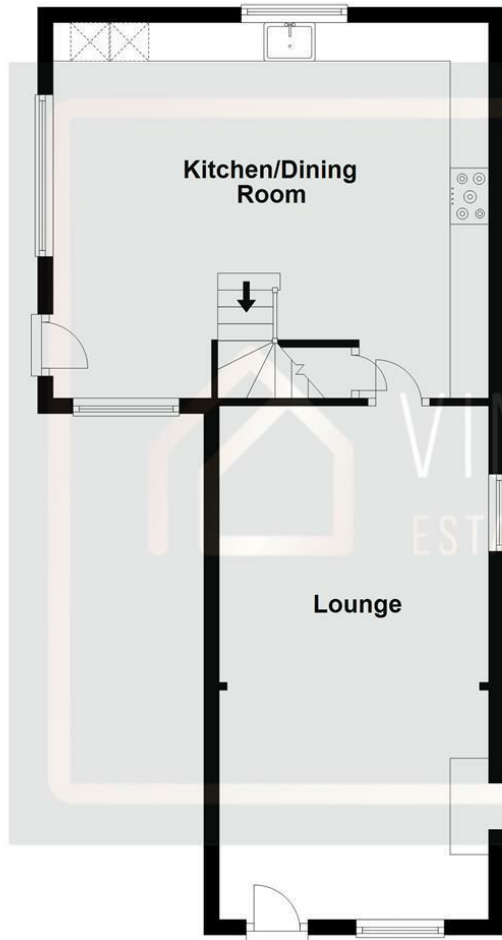
Service Charge Review Period: N/A

Council Tax Band: D

TEL: 01606 663939

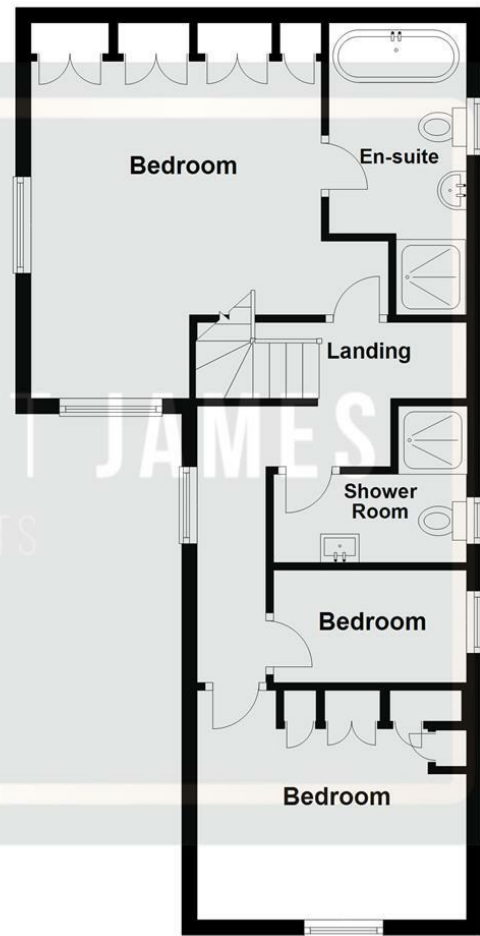
### Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



### First Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



Total area: approx. 102.6 sq. metres (1104.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		51	75
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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