



VINCENT JAMES
ESTATE AGENTS

35 ROSEMARY DRIVE, WINNINGTON
VILLAGE,
NORTHWICH, CW8 4DW
£280,000



Vincent James Estate Agents are delighted to present this semi detached townhouse, situated within the sought-after Winnington Village development. This beautifully designed home offers spacious and versatile accommodation across three floors. The ground floor features an entrance hallway, a fourth bedroom that can also serve as a home office, a WC, and a stunning open-plan kitchen, dining, and living area. The first floor boasts a lounge and a master bedroom complete with an en-suite bathroom. On the second floor, there are two additional well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private, enclosed rear garden and off-road parking.

Entrance Hallway

Accessed via front entrance door. Storage Cupboard housing boiler. Doors to WC. Study / Bed 4 & Open Plan Kitchen / Diner / Living Space.



Open Plan Kitchen / Diner / Living Space

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer. Integrated Dishwasher. Space for American Fridge Freezer. Space for Washing Machine. Inset electric oven with hob and extractor fan above. Radiator. Understairs storage cupboard. Double glazed French doors to the rear elevation.



First Floor Landing

Doors to Lounge & Master Bedroom. Stairs to second floor.



Lounge

Two double glazed windows to the rear elevation. Radiator.



Master Bedroom

Two double glazed windows to the front elevation. Radiator. Door to Ensuite.



Ensuite

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Radiator.



Second Floor Landing

Doors to bedrooms & bathroom. Radiator.



Bedroom Two

Velux window to the rear elevation. Radiator. Cupboard housing hot water tank.



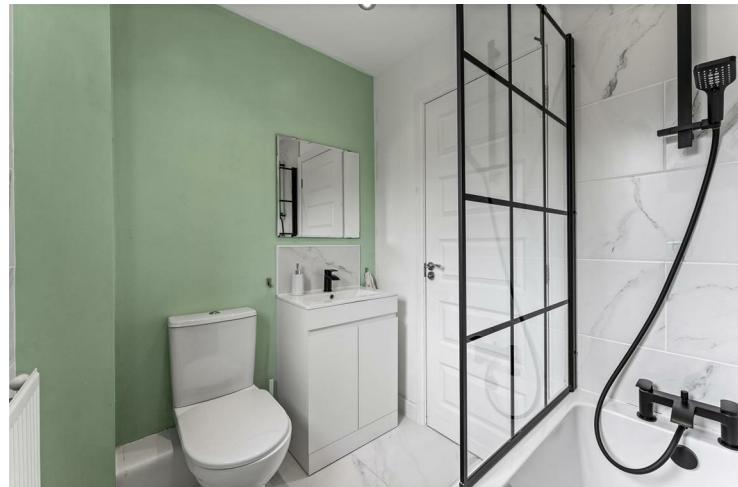
Bedroom Three

Double glazed window to the front elevation. Velux window to the front elevation. Storage Cupboard.



Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Radiator. Double glazed window to the side elevation.



Externally - Front

Off road parking for two cars.



Externally - Rear

Landscaped garden with paved patio leading to a lawned garden and decked area.



Extra Information

Tenure: Freehold (upon completion)

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: TBC

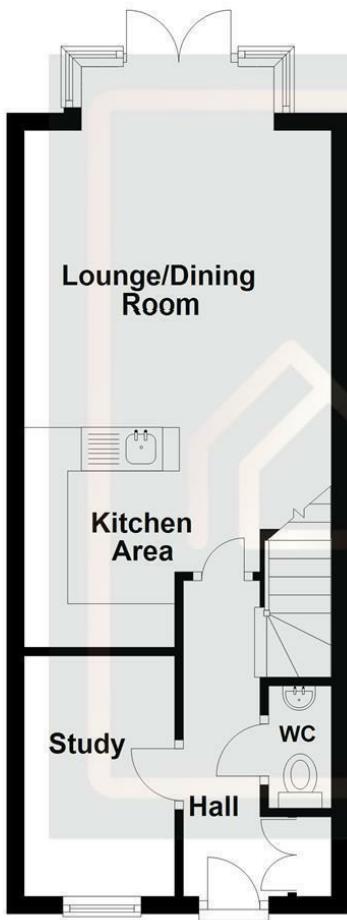
Council Tax Band: C

Anti Money Laundering Check

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.

Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



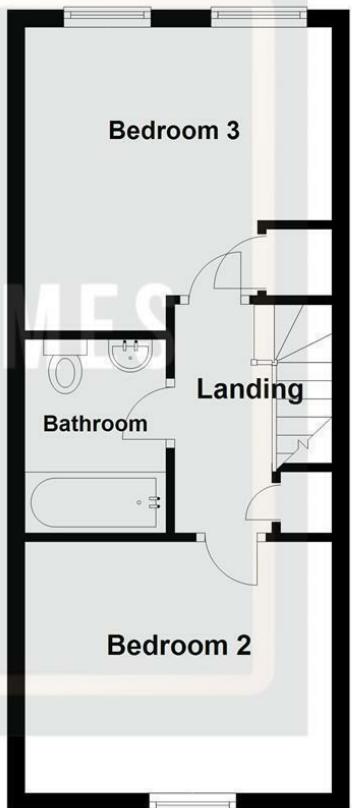
First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Second Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.3 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	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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