



VINCENT JAMES
ESTATE AGENTS

49 WESTERN WAY, WINNINGTON
VILLAGE,
NORTHWICH, CW8 4YJ
£375,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented DETACHED FAMILY "ECO" HOME located on the ever popular WINNINGTON VILLAGE development. The accommodation includes: Hallway, Kitchen Diner, WC & Lounge to the ground floor and FOUR BEDROOMS, family bathroom and ensuite shower room to the first floor. Externally there is OFF ROAD PARKING for two cars and integral garage 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 front entrance door. Laminate Flooring. Stairs to first floor. Doors to Kitchen Diner, Lounge & WC.



WC

Low level WC and wash hand basin.

Lounge

Double glazed French doors to the rear elevation, Laminate flooring. Two Radiators.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven and hob. Space for Washing Machine & American Fridge Freezer. Integrated Dishwasher. Double glazed window to the front elevation, Double glazed French doors to the rear elevation.



Landing

Doors to all bedrooms and bathroom. Cupboard with space for Tumble Dryer. Storage Cupboard. Loft access.



Master Bedroom

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



Ensuite

Low level WC, wash hand basin and shower cubicle. Double glazed window to the side elevation.



Bedroom Two

Double glazed window to the front elevation. Radiator.



Bedroom Three

Double glazed window to the rear elevation. Radiator.



Bedroom Four

Double glazed window to the rear elevation. Radiator.



Bathroom

Low level WC, wash hand basin and panelled bath with shower cubicle. Double glazed window to the rear elevation.

Externally - Front

Off road parking for two cars. Further gravelled / parking area.



Externally - Rear

Enclosed rear garden with paved patio leading to lawned

garden surrounded by mature planting. Garden Room with Power.



Garage

Electric roller door to the front elevation,. Power & Light. Hot Water Tank.

Eco Home Values

The property comes with 12 solar panels fitted to the rear elevation roof. There is an air source heat pump located in the rear garden and a 10kw battery storage unit located in the garage.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: TBC

Council Tax Band: D

Financial Qualification

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.

Anti Money Laundering

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



49 Western Way,
Winnington

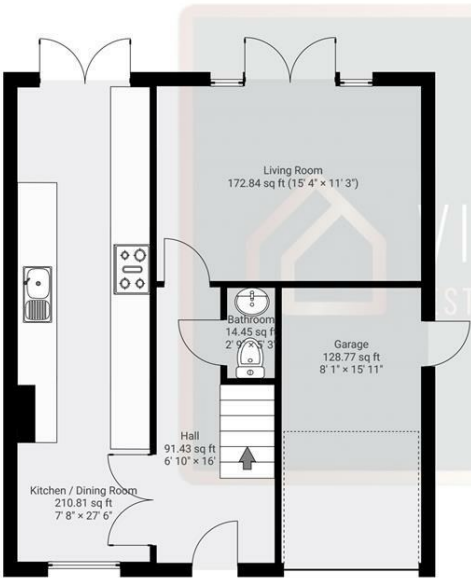
DETAILS
Total area: 1220.30 sq ft
Living area: 1091.53 sq ft
Floors: 2
Rooms: 14

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.



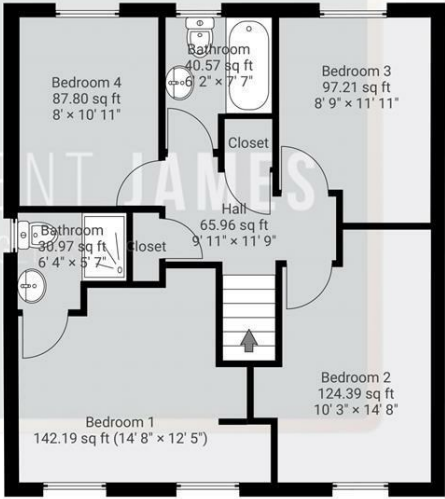
▼ Ground Floor

TOTAL AREA: 617.96 sq ft • LIVING AREA: 489.19 sq ft • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 602.34 sq ft • LIVING AREA: 602.34 sq ft • ROOMS: 9



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(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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