



VINCENT JAMES
ESTATE AGENTS

25 OAK TREE CLOSE, BARNTON, NORTHWICH, CW8 4SP

£385,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED FAMILY HOME tucked away in a quiet CUL DE SAC on the ever popular LOCK ESTATE in Barnton. The exceptionally presented accommodation includes: Porch, Hallway, Breakfast Kitchen, WC, Dining Room & Sitting Room to the ground floor and FOUR BEDROOMS and bathroom to the first floor. Externally there is off road parking and garage to the front elevation and a stunning, good sized, private mature garden to the rear. Call us now to book your viewing!

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Entrance Porch

Accessed via double glazed sliding door. Tiled floor. Double glazed access door to the Entrance Hallway.

Entrance Hallway

Staircase with oak banister leading to the first floor. Radiator. Understairs storage cupboard. Doors to Lounge & Kitchen.



Lounge

16'1 x 10'9

Double glazed window to the front elevation. Feature fireplace with inset lighting. Radiator.



Kitchen

14'9" x 7'5"

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and

drainer with mixer tap. Integrated Dishwasher & Fridge. Inset electric oven with gas hob and extractor fan above. Two double glazed windows to the rear elevation. Door to Dining Room. Door to side vestibule.



Side Vestibule

Double glazed access door to the side elevation. Doors to Garage & WC.

WC

4'6 x 2'7

Low level WC and wash hand basin. Part tiled walls.

Dining Room

10'9 x 8'5

Double glazed French doors to the rear elevation. Radiator. Double doors to sitting room.



Sitting Room

15'5 x 10'9

Double glazed sliding door to the rear elevation. Radiator.



Landing

Oak balustrade. Doors to all bedrooms and bathroom. Loft access. Storage Cupboard.

Master Bedroom

17'4 x 11'2

Two double glazed windows to the front elevation. Two radiators. Range of fitted wardrobes.



Bedroom Four

10'4 x 7'8

Double glazed window to the rear elevation. Radiator.



Bedroom Two

13'9 x 7'8

Double glazed window to the front elevation. Double glazed window to the side elevation. Radiator. Fitted wardrobes.



Bedroom Three

10'6 x 9'5

Double glazed window to the rear elevation. Radiator.

Bathroom

7'7 x 7'1

Low level WC, wash hand basin, panelled bath and shower cubicle. Tiled walls and Floor. Double glazed window to the rear elevation. Inset spotlights. Extractor fan.



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

Garage

16'9 x 8'2

Up and over door to the front elevation. Space for Washing Machine, Tumble Dryer and Fridge Freezer. Wall mounted EV charging point. Wall mounted gas meter. Wall mounted electric meter and fuse box. Freestanding gas central heating boiler.

Externally - Front

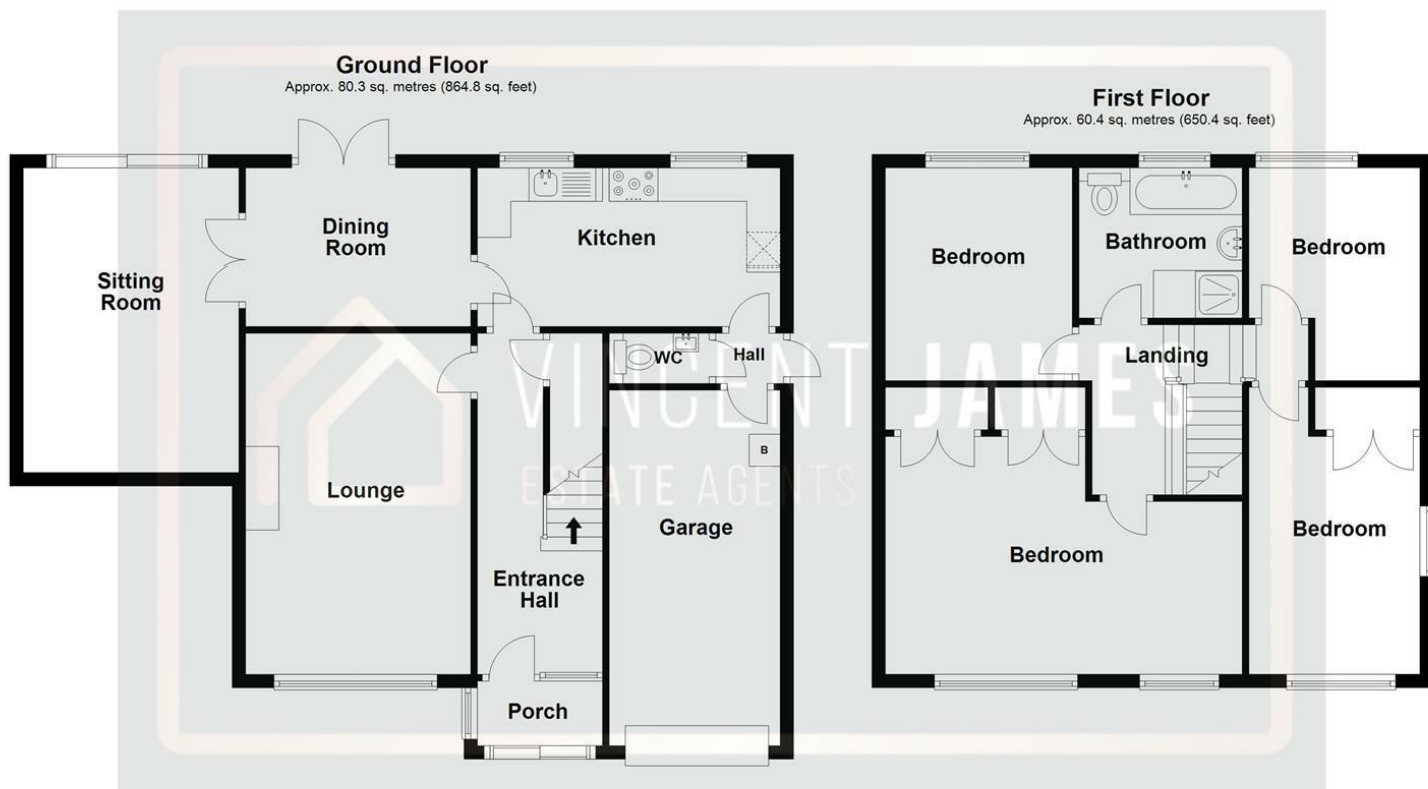
Driveway providing off road parking, Lawned garden. Access gate to the rear elevation.



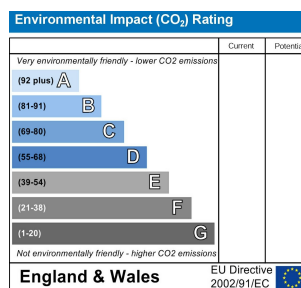
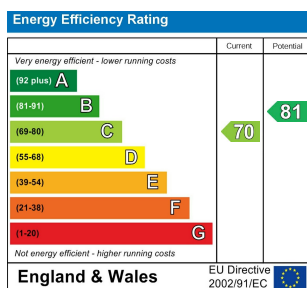
Externally - Rear

Private enclosed wrap around garden with paved patio leading to a lawned garden with an abundance of mature planting and trees.





Total area: approx. 140.8 sq. metres (1515.1 sq. feet)



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