



VINCENT JAMES  
ESTATE AGENTS

98 TOWNFIELD LANE, BARNTON,  
NORTHWICH, CW8 4QL

£315,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SEMI-DETACHED property located in Barnton. The accommodation includes: Lounge, Orangery, Snug and Kitchen Diner to the ground floor and THREE DOUBLE BEDROOMS and bathroom to the first floor. Externally there is an ENCLOSED REAR GARDEN and OFF ROAD PARKING. Call us now to book your viewing!

[WWW.VINCENTJAMESSTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESSTATEAGENTS.CO.UK)

### Entrance Hallway

Accessed via front entrance door. Laminate Flooring. Radiator. Stairs to first floor. Access to Snug. Doors to Kitchen WC & Lounge.

### Snug

11'2 x 7'10

Accessed via Front Entrance Hallway. Radiator. Laminate Flooring. Access to W/C. Storage Cupboard. Inset Spotlights.



### Orangery

13'6 x 8'9

Wall to side elevation, double glazed windows to rear and side elevations, double glazed double opening doors to rear garden, inset ceiling lights to three sides.



### WC

Low level WC and wash hand basin. Double glazed window to the front elevation.



### Kitchen

10'6 x 9'9

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset electric oven with hob and hood above. Space for Fridge Freezer and Washing Machine. Double glazed windows to the rear elevation. Inset spotlights.

### Lounge

14'11 x 11'6

Double glazed French doors to the rear elevation. Radiator. Laminate Flooring. Fireplace. Inset Spotlights.



### Dining Area

17'6" x 9'10"

Double glazed window to front elevation. Laminate flooring.



### Master Bedroom

15' x 10'

Double glazed window to front elevation. Built in wardrobe. Inset Spotlights.



### Landing

Double glazed window to the front elevation. Loft access with boarding and light. Doors to bedrooms and bathroom.



### Bedroom Two

11'5" x 10'5"

Double glazed window to the front elevation. Radiator. Inset Spotlights.



### Bedroom Three

10'2 x 9'11

Double glazed window to the rear elevation. Radiator. Inset Spotlights.



### Externally - Front

Driveway parking for two cars. Lawned front garden.



### Bathroom

Low level WC, wash hand basin and panelled bath and shower. Part tiled walls. Radiator. Cupboard housing boiler. Double glazed window to the rear elevation.



### Externally - Rear

Lawned Garden. Storage Shed.



### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

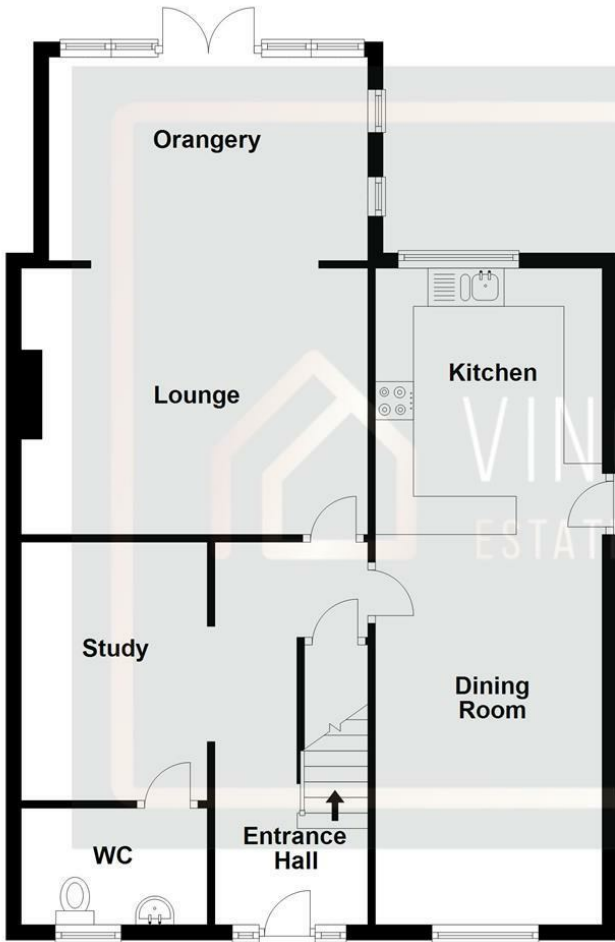
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: C

### Ground Floor

Approx. 73.2 sq. metres (787.6 sq. feet)



### First Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 125.2 sq. metres (1347.7 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		60	79
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			

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