



VINCENT JAMES
ESTATE AGENTS

10 LAUREL CLOSE, BARNTON,
NORTHWICH, CW8 4LU

£190,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this END-MEWS property tucked away on the ever popular LOCK ESTATE in Barnton. The accommodation includes: Entrance Hallway, Lounge Diner and Kitchen to the ground floor and THREE BEDROOMS and family bathroom to the first floor. Externally there is a driveway and DETACHED GARAGE to the rear elevation with a enclosed garden to the rear. Call us now to book your viewing ***NO CHAIN***

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Entrance Hallway

Accessed via UPVC double glazed front entrance door. Staircase leading upstairs. Radiator.

Lounge Diner

25'7 x 11'8

Double glazed window to the front elevation, two radiators, wood effect laminate flooring, feature fireplace and double glazed French doors to rear.



Master Bedroom

14'1 x 8'6

Double glazed window to the front elevation and radiator.

Kitchen

6'8 x 10'9

Fitted with a range of wall, drawer and base units with work surfaces above incorporating a stainless steel sink unit, built in oven with four ring induction hob and extractor fan above. Cupboard housing boiler. Space and plumbing for washing machine, grey wood effect flooring. Double glazed window to the rear elevation, double glazed UPVC door to rear. Understairs storage cupboard. Part tiled walls.



Bedroom Two

11'2 x 8'1

Double glazed window to the rear elevation and radiator.

Landing

Access to all bedrooms and family bathroom. Storage cupboard and loft access.



Bedroom Three

6 x 6'1

Double glazed window to the front elevation and radiator. Built in storage.



Family Bathroom

5 x 6'2

Three piece suite comprising of low level WC, wash hand basin and panelled bath with shower overhead. Part tiled walls and radiator. Double glazed window to rear elevation.



Externally - Front

Paved driveway for two spaces leading to additional off road parking.



Externally - Rear

Lawned garden with paved patio area. Gated access leading to detached garage.



Detached Garage

Accessed via rear of property with additional communal parking. Up and over door.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

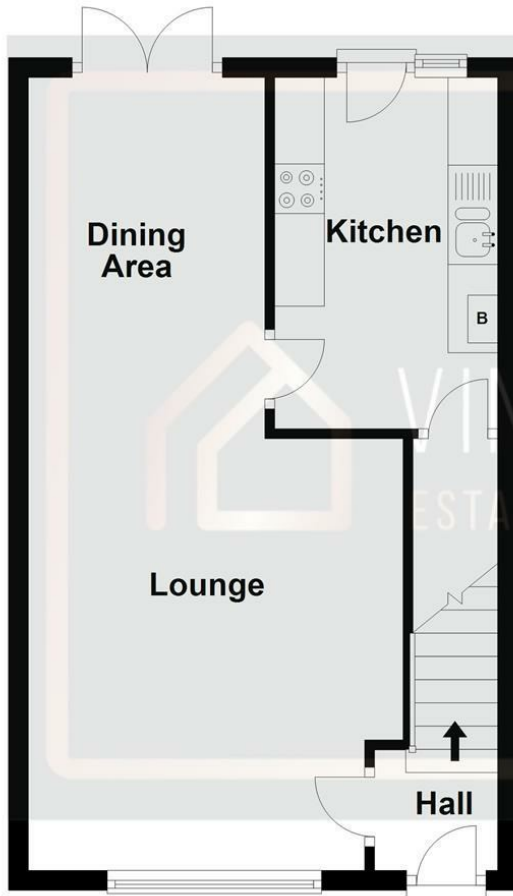
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: B

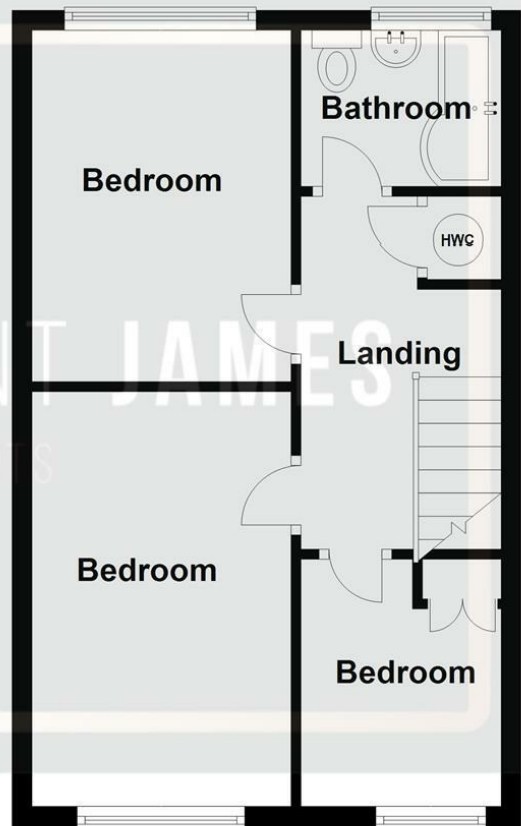
Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 74.6 sq. metres (802.7 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (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 | |

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