



VINCENT JAMES
ESTATE AGENTS

10 BEECH LANE, BARNTON,
NORTHWICH, CW8 4PN

£200,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SEMI-DETACHED property located in Barnton. The accommodation includes: Entrance Hallway, Lounge, Conservatory, Dining Room, and Kitchen to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there is an ENCLOSED REAR GARDEN and DRIVEWAY. Call us now to book your viewing!

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Entrance Hallway

UPVC double glazed door to front elevation, double glazed window to side elevation, radiator, stairs to first floor with understairs storage cupboard.



Dining Room

10'3 x 10

Double glazed window to rear elevation. Radiator.

Lounge

12'4 x 19'7

Double glazed window to front elevation with radiator, double glazed sliding doors to conservatory.



Conservatory

Double glazed windows to sides and rear elevation. French doors to rear garden, tiled flooring.

Kitchen

11'9 x 8'2

Fitted with a range of wall, drawer and base units with worksurfaces over. Stainless steel sink unit with tiled splashbacks. Integrated oven with four ring gas hob over and extractor above, Space for washing machine, space for fridge freezer. Tiled flooring, wall mounted boiler, double glazed windows to front and rear elevations, double glazed door to rear elevation.



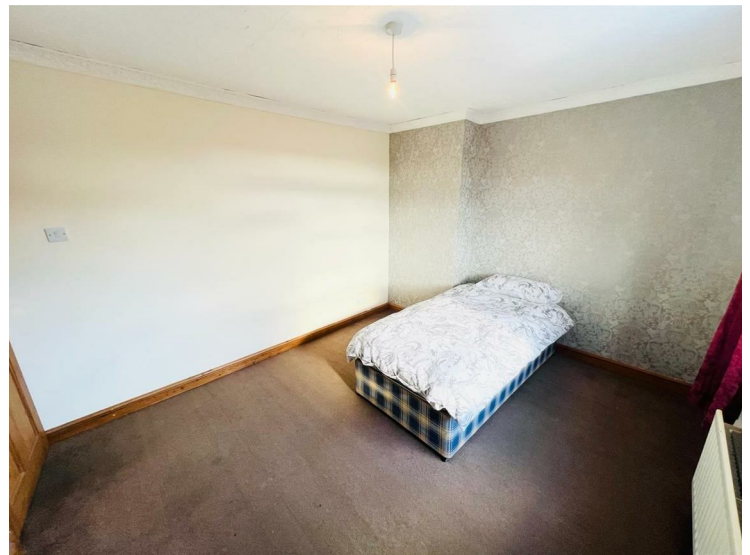
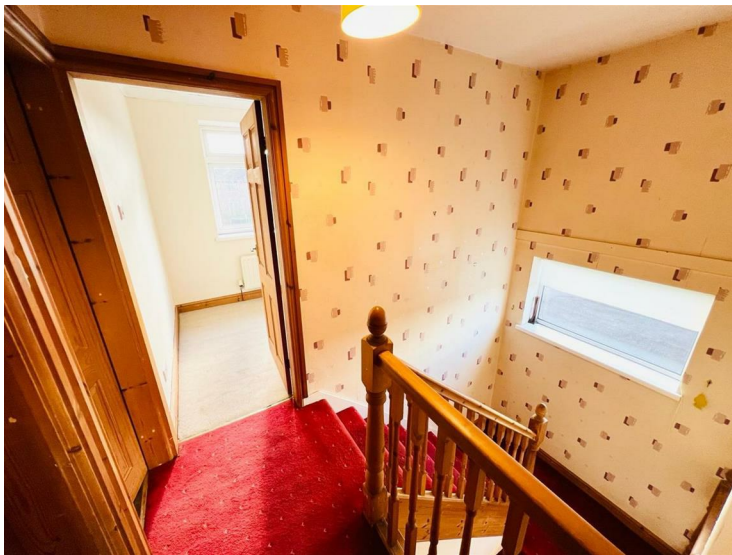
Landing

Access to all bedrooms and bathroom. Loft access.
Double glazed window to side elevation.

Bedroom Two

12'4 x 10'1

Double glazed window to rear elevation, radiator.



Master Bedroom

12'4 x 9'1

Double glazed window to front elevation. Radiator.

Bedroom Three

10'4 x 7'1

Double glazed window to rear elevation. Radiator.



Family Bathroom

Panelled bath with overhead shower, hand wash basin and low level WC. Radiator, double glazed window to front elevation, storage cupboard with shelving. Tiled floor.



Externally - Front

Off road parking to the front and side of the property with fence surrounding. Paved pathway.



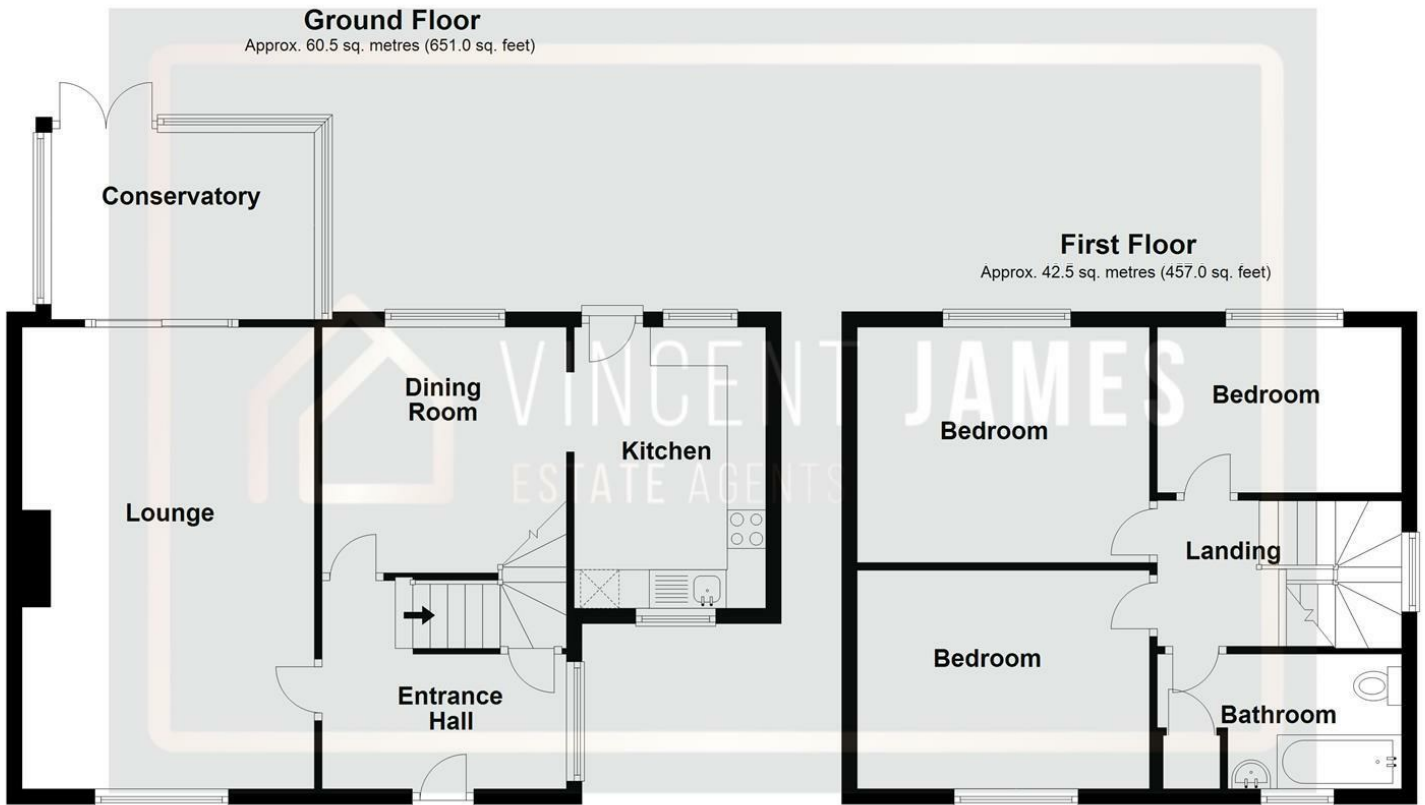
Externally - Rear

Paved patio area with raised borders housing mature shrubs and perennial planting.



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



Total area: approx. 102.9 sq. metres (1108.0 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 | | 57 | 72 |
| 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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