



1 THE ORCHARD, TOWNFIELD LANE, BARNTON, NORTHWICH. CW8 4LT £250,000



VINCENT JAMES ESTATE AGENTS are delighted to bring to the market this superbly presented SEMI-DETACHED FAMILY HOME located in BARNTON. The accommodation includes: Entrance Hallway, Lounge, Kitchen, Utility Room, Dining Room, Kitchen and WC to the ground floor and THREE BEDROOMS and bathroom with separate WC to the first floor. Externally there is a driveway providing OFF ROAD PARKING to the front, and a rear garden with patio seating area at the rear! Call us now to book your viewing!

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Entrance Hallway

Accessed via front entrance door. Stairs to first floor. Radiator. Doors to Lounge and Dining Room. Wooden tiled floor. Wall mounted boiler. Storage cupboard.



Utility Room

Inset spotlights. Accessed through Dining Room.

Dining Room

16'1 x 10'5 (6'3)

Sliding double glazed doors to rear. Tiled floor. Radiator. Double glazed window to side elevation.

Lounge

16'8 x 8'6

Double glazed window to the front elevation. Radiator. Inset feature fireplace.



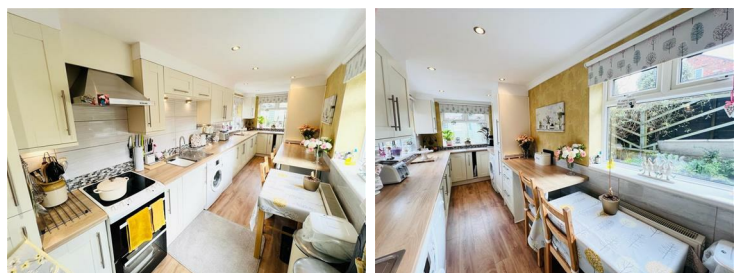
Kitchen

22 x 6'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Integrated Fridge Freezer. Space for oven with inset extractor fan above. Space for Dishwasher, washing machine and tumble dryer. Inset spotlights. Double glazed windows to the rear and both side elevations. Door to side elevation. Part tiled walls.

WC

Low level WC and wash hand basin. Inset spotlights. Double glazed window to the side elevation.



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Landing

Doors to all bedrooms bathroom and WC. Double glazed window to the side elevation. Loft access.



Bathroom

Wash hand basin with vanity unit and panelled bath with overhead shower. Heated towel rail. Storage Cupboard. Part tiled walls. Double glazed window to the rear elevation. Inset spotlights.

Master Bedroom

13'4 x 9'2

Double glazed window to the front elevation. Radiator. Built in wardrobes.



Bedroom Two

11'9 x 9'2

Double glazed window to rear. Radiator.



WC

Low level WC. Double glazed window to the side elevation. Inset spotlights.

Bedroom Three

9'9 x 6'5

Double glazed window to front elevation. Radiator. Built in storage cupboard.

TEL: 01606 663939



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

Anti Money Laundering

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.

Externally - Front

Driveway providing off road parking. Gated side access to rear.



Externally - Rear

Enclosed fenced garden with patio area leading to lawned garden. Two garden sheds. Bin store and gated side access.



Ground Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



Total area: approx. 102.4 sq. metres (1101.9 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		61	78
		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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