



VINCENT JAMES
ESTATE AGENTS

54 CARLTON ROAD,
NORTHWICH, CW9 5PN

£365,000



VINCENT JAMES ESTATE AGENTS are delighted to bring to the market this immaculately presented SEMI DETACHED property in Northwich. The accommodation includes: Entrance Hallway, WC, Lounge, Kitchen Diner and Utility Room to the ground floor and to the first floor there are THREE BEDROOMS and a Family Bathroom.

Externally to the front elevation there is a DRIVEWAY providing off road parking leading to the DETACHED GARAGE which has been partially converted to make a garden room / home office. To the rear elevation there is a garden. Call us now to book your viewing. VIEWING A MUST!

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Entrance Hallway

Accessed via front entrance door. Access to Lounge, WC & Kitchen Diner. Wooden floor. Radiator. Understairs storage. Staircase leading to first floor.



Lounge

12'2 x 12'2

Double glazed bay window to front elevation. Wooden flooring. Feature brick fireplace with inset log burner. Radiator.



WC

Double glazed window to side elevation. Part tiled walls. Low level WC. Wash hand basin. Tiled floor.

Kitchen Diner

21'2 x 13'9 (9'9)

Fitted with a range of wall, drawer and base units with work surfaces above. Inset sink and drainer with mixer tap. Double glazed window to side elevation. Inset spotlights. Integrated double oven with 5 ring gas hob and extractor hob. Integrated Fridge Freezer. Space for wine cooler. Part tiled walls. Double glazed bifold doors to rear. Tiled floor. Space for multi-fuel stove. Access to Utility Room.



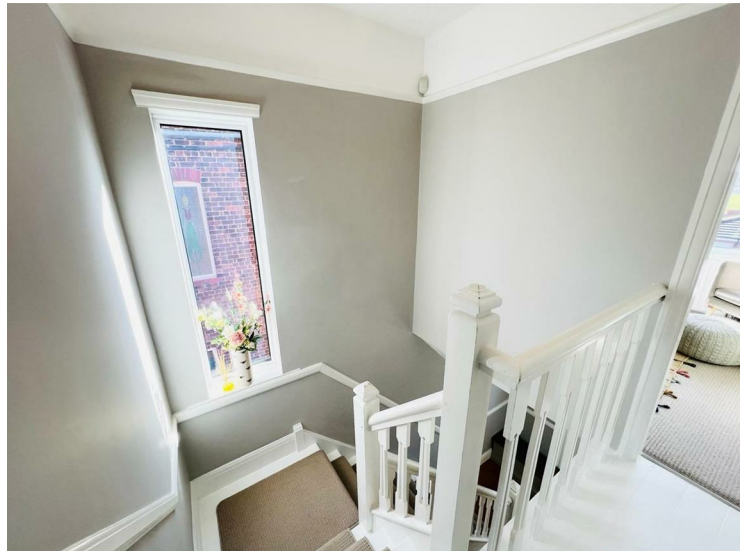
Utility Room

8 x 5'9

Fitted with a range of wall, drawer and base units with worksurfaces above. Space for Washing machine and Tumble dryer. Integrated Dishwasher. Inset sink and drainer with mixer tap. Inset spotlights. Double glazed window to side elevation. UPVC door to side elevation. Tiled Floor.

Landing

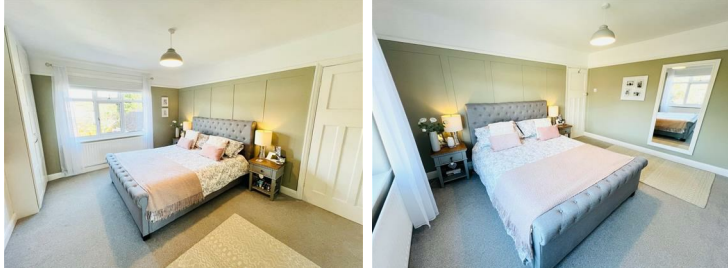
Loft access with built in ladder leading to a boarded loft which has two Velux style skylights. Wooden floor. Double glazed window to side elevation. Access to all bedrooms and family bathroom.



Master Bedroom

13'4 x 11'3

Double glazed window to rear. Radiator. Built in wardrobes.



Bedroom Three

8'5 x 8'3

Double glazed window to front elevation. Radiator.



Bedroom Two

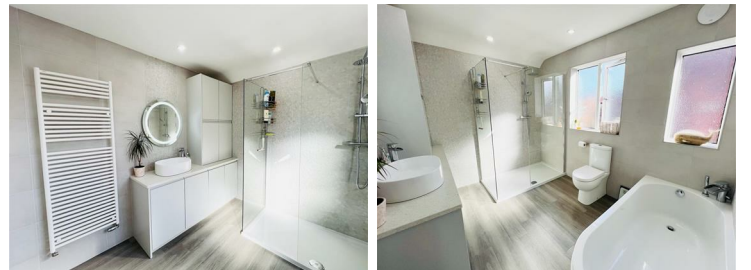
12'2 x 10'9

Double glazed bay window to front elevation. Radiator. Built in wardrobes and drawer units.



Family Bathroom

Tiled walls and floor. Two double glazed windows to side elevation. Bathtub. Walk in shower area. Wash hand basin with vanity unit. Built in storage cupboards. Heated towel rail. Illuminated mirror. Inset spotlights. Wood effect flooring.



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Detached Garage / Home Office / Snug

10 x 10

Garage - Power and Light. Loft storage area expanding over the whole of the garage / home office / snug.

Home Office / Snug - Inset Spotlights. Wood effect flooring. Double glazed French doors to side elevation.



Externally - Front

Driveway providing off road parking leading to rear.



Externally - Rear

Paved patio and seating area. Lawned garden with fence surrounding. Access to Garage/Snug.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

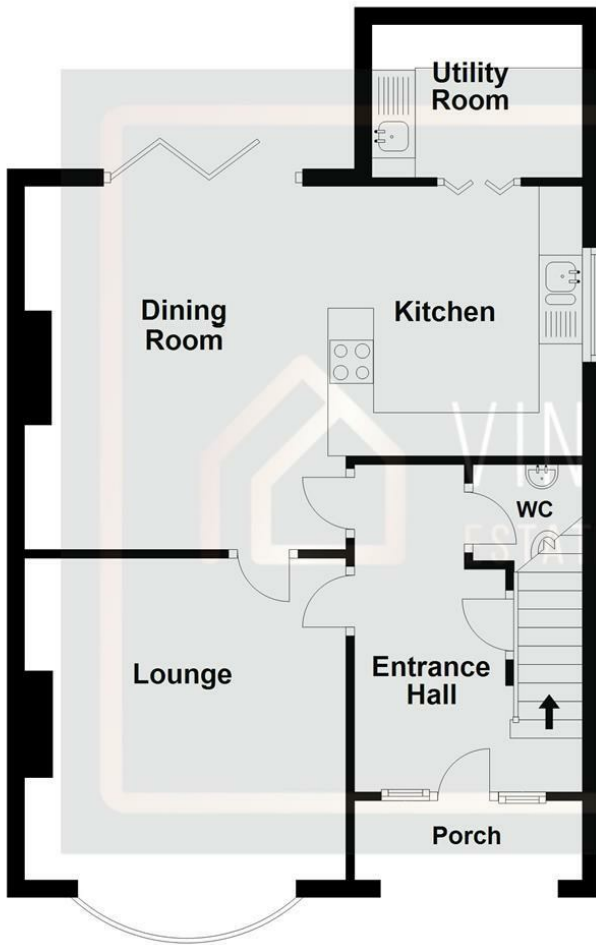
Service Charge Review Period: N/A

Council Tax Band: D

TEL: 01606 663939

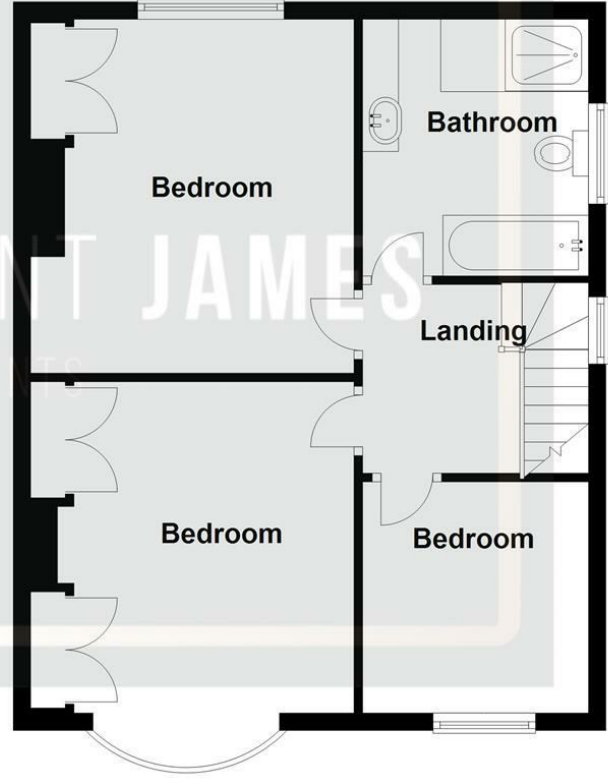
Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 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		55	75
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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