



VINCENT JAMES
ESTATE AGENTS

91 ELMWOOD ROAD, BARNTON,
NORTHWICH, CW8 4NG

£420,000



*****OPEN TO OFFERS***** VINCENT JAMES ESTATE AGENTS are delighted to bring to the market this impeccably modernised **FOUR BEDROOM DETACHED HOME**, located on the popular Locke Estate in **BARNTON**. The ground floor features a lounge, **OPEN PLAN KITCHEN DINER / LIVING SPACE**, utility room, and WC, while upstairs boasts four bedrooms, including an **EN-SUITE**, and a family bathroom. Externally, there is a front driveway, **GARAGE**, and a spacious rear garden. **CHAIN FREE**.

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Entrance Hallway



Accessed via front entrance door. Double glazing to front elevation. Marble effect porcelain tiling underfoot. Staircase leading to first floor with understairs storage cupboard. Storage cupboard includes power and a light. Access to Lounge and Open Plan Kitchen Diner / Living Space.

Lounge



15'6 x 10'2
Double glazed bay window to the front elevation. Radiator.

Open Plan Kitchen Diner / Living Space



25'7 x 7'5 (10'7)

Fitted with a range of wall, drawer and base units with quartz worksurfaces above. Double glazed window to rear elevation. Double glazed bifold doors opening to rear garden. Two wall mounted vertical radiators. Access to Utility Room and WC. Marble effect porcelain tiling underfoot.

Integral appliances include; Fridge Freezer, AEG Double Oven with four ring induction hob and high specification extractor overhead. Dishwasher, Instant Boiling Water Tap with sink and drainer. Inset spotlights.

WC

Low level WC, Marble effect porcelain tiling underfoot, Hand Wash Basin.

Utility Room



7'3 x 5

Fitted with a range of wall, drawer and base units with a quartz worksurface above. Marble effect porcelain tiling underfoot. Space and plumbing for Washing Machine and Tumble Dryer. Double glazed window to side elevation. Inset sink with mixer tap and splashback. Inset spotlights. Radiator.

Landing



Access to all bedrooms and family bathroom. Loft access. Feature effect banister.

Master Bedroom



16 x 10'1

Two double glazed windows to the front elevation. Two radiators. Access to en-suite.

En-suite



Fully tiled marble effect walls. Stand in modern shower with rainfall head and glass door. Low level WC, Hand Wash Basin, Heated Towel Rail and feature effect tiling underfoot. Double glazed window to side elevation. Inset spotlights.

Bedroom Two



13 x 9'1

Double glazed window to the front elevation. Radiator.

Bedroom Three



10'4 x 8'6

Double glazed window to rear elevation. Radiator.

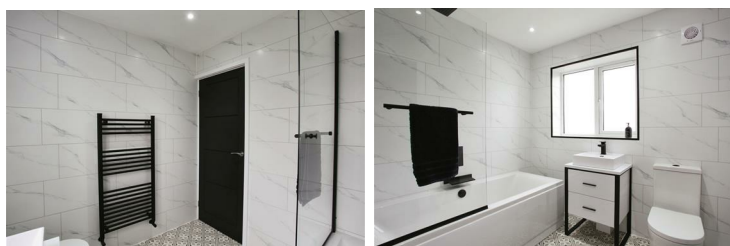
Bedroom Four



6'5 x 7'2

Double glazed window to the rear elevation. Radiator.

Family Bathroom



Fully tiled marble effect walls. Double glazed window to rear. Hand Wash Basin with vanity unit, Panelled bathtub with waterfall tap and shower overhead. Low Level WC, Heated Towel Rail and Inset Spotlights. Feature effect tiling underfoot.

Garage

Electric roller door to the front elevation. Power and light.

Externally - Front



Feature effect paving to the driveway allowing for three spaces. Gated side access to the rear elevation. Lawned garden. Access to garage.

Externally - Rear



Lawned garden with fencing and Kandla Grey Indian Sandstone paving. Storage shed. Gated access to the front elevation.

Extra Information

Tenure: Freehold

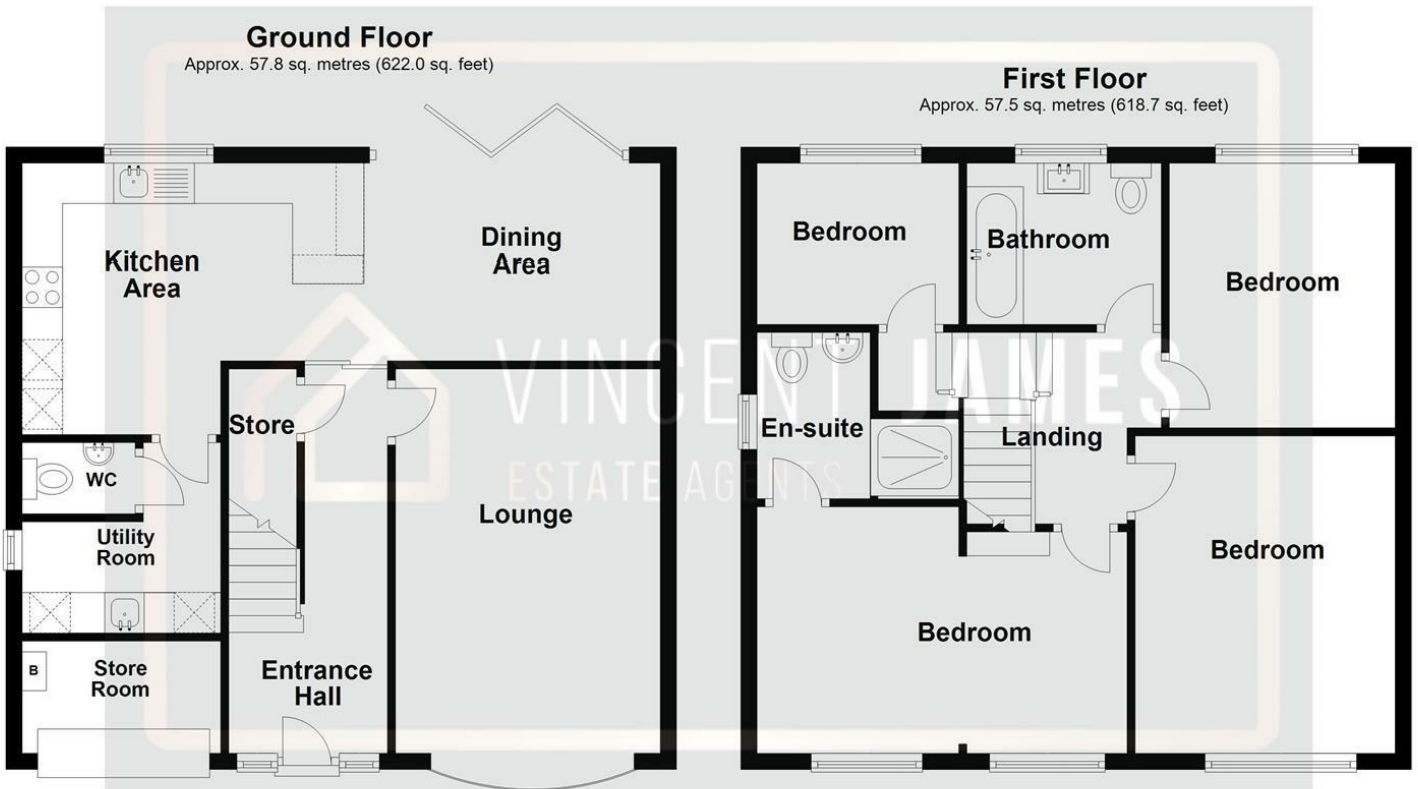
Length of lease: N/A

Annual Ground Rent: N/A

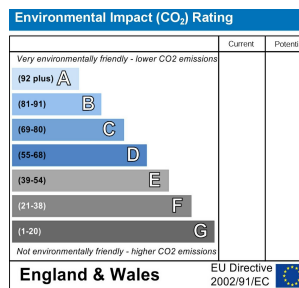
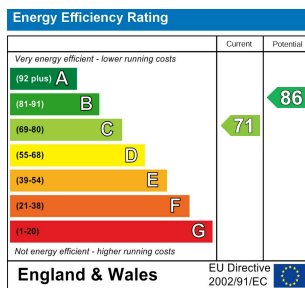
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D



Total area: approx. 115.3 sq. metres (1240.7 sq. feet)



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.

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