



VINCENT JAMES
ESTATE AGENTS

48 RUNCORN ROAD, BARNTON,
NORTHWICH, CW8 4EL

£275,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented SEMI DETACHED FAMILY HOME located in BARNTON. The accommodation includes: Entrance Hallway, Lounge, Kitchen Diner, Utility Room and WC to the ground floor and FOUR BEDROOMS and bathroom to the first floor. There is also a useful CELLAR. Externally there is an ENCLOSED GARDEN. Call us now to book your viewing!

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Entrance Hallway

Accessed via composite front entrance door. Double glazed window to the side elevation. Radiator. Doors to Lounge, Kitchen Diner & Cellar.

Lounge

27'8 x 14'5



Double glazed window to the front elevation. Double glazed bay window to the front elevation. Two radiators. Door to Kitchen Diner.

Kitchen Diner

23'7 x 12'1



Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Integrated Fridge & Dishwasher. Inset electric oven with five burner hob and extractor fan above. Two radiators. Double glazed sliding doors to the rear elevation. Two double glazed windows to the rear elevation. Double glazed access door to the rear elevation. Door to Utility Room. Part tiled walls. Laminate flooring.

Utility Room

11'3 x 9'3

Space for Washing Machine. Wall mounted boiler. Double glazed access door to the rear elevation. Double glazed window to the rear elevation.

WC

Low level WC and Wash hand basin.

Cellar

Storage area with power & light.

Landing

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

Master Bedroom

17'9 x 9'6



Double glazed window to the front elevation. Radiator.

Bedroom Two

12'5 x 11'8



Double glazed window to the front elevation. Radiator. Storage Cupboard.

Bedroom Three

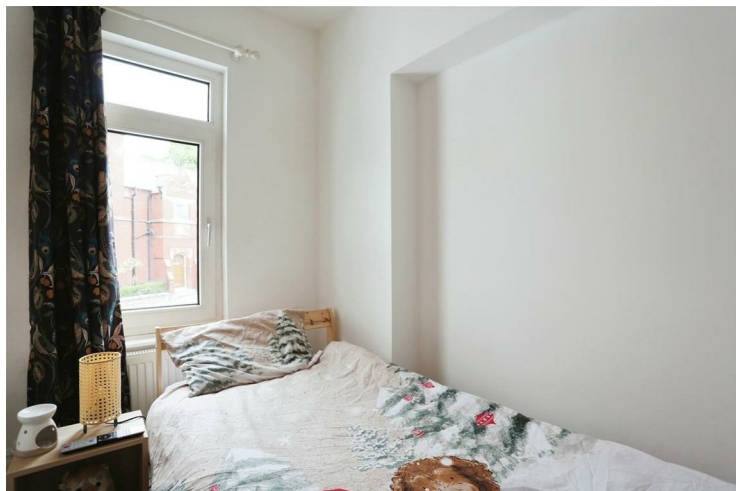
13'1 x 11'1



Double glazed window to the side elevation. Radiator. Loft access.

Bedroom Four

8'4 x 7'5



Double glazed window to the side elevation. Radiator.

Family Bathroom

13'1 x 5'4



Low level WC, wash hand basin, panelled bath and shower cubicle. Two double glazed windows to the rear elevation. Radiator.

Externally - Front



Lawned front garden.

Externally - Rear



Low maintenance garden with astro turfed garden. Raised planting border.

Extra Information

Tenure: Freehold

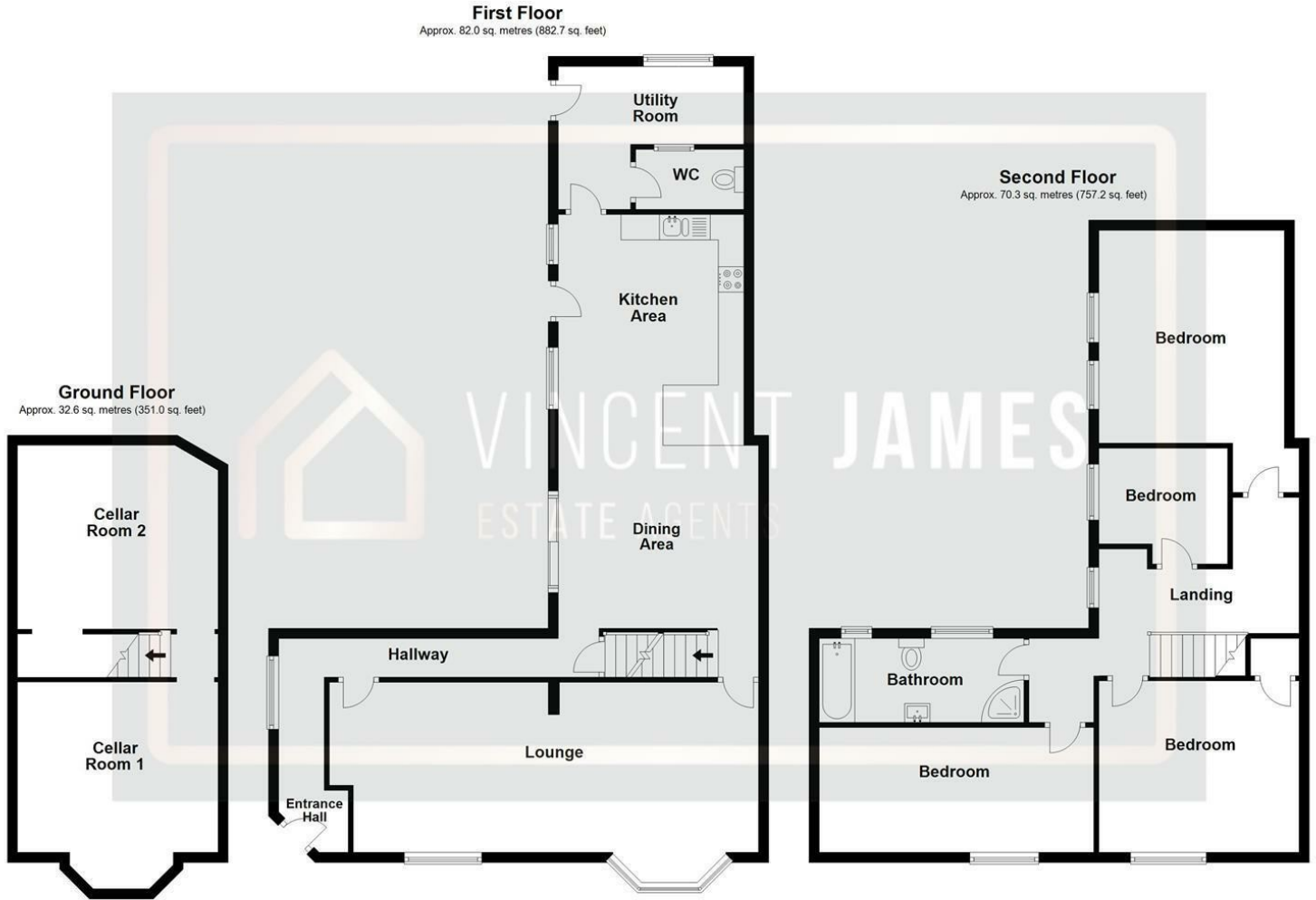
Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: B



Total area: approx. 185.0 sq. metres (1990.9 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		57	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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