



VINCENT JAMES
ESTATE AGENTS

30 LIMWOOD GROVE, BARNTON, NORTHWICH, CW8 4NW

£284,000



Vincent James Estate Agents are delighted to present this fantastic detached family home on the sought-after Lock Estate in Barnton. This spacious property offers a versatile layout, perfect for modern family living.

On the ground floor, you'll find a welcoming porch and hallway, leading to a generous lounge/diner ideal for entertaining, a versatile playroom/living room, a well-equipped kitchen, and a convenient WC with a shower room. Upstairs, there are three well-sized bedrooms and a stylish family bathroom.

Outside, the property boasts beautiful front and rear gardens, perfect for outdoor relaxation, along with a driveway providing off-road parking.

Don't miss out on this superb family home—call us today to arrange your viewing!

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Entrance Porch

Accessed via double glazed front access door. Double glazed windows to the front & side elevation. Access door to Hallway.

Entrance Hallway

Stairs to first floor. Radiator. Doors to Lounge, Kitchen & Living Room / Snug.



Rear Hallway

Double glazed access door to side elevation. Door to WC.

Shower Room

7'9 x 5'5

Low level WC, wash hand basin and shower cubicle. Heated towel rail. Tiled walls and Floor. Inset spotlights. Extractor fan. Double glazed window to the side elevation.

Living Room / Play Room

14'2 x 7'7

Double glazed window to the front elevation. Radiator.



Lounge / Diner

25'2 x 10'8

Double glazed window to the front elevation. Double glazed sliding doors to the rear elevation. Feature fireplace. Two radiators.



Kitchen

14'9 x 8'1

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset electric oven with five ring gas hob and extractor fan above. Space for Dishwasher. Cupboard housing Washing Machine & Tumble Dryer. Cupboard housing boiler. Inset spotlights. Two double glazed windows to the rear elevation. Door to Rear Hallway.

Landing

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



Bedroom Three

9'7 x 7'7

Double glazed window to the front elevation. Radiator.



Master Bedroom

13'3 x 9'5

Double glazed window to the front elevation. Radiator.



Bathroom

7'7 x 7'1

Low level WC, wash hand basin and panelled bath with shower above. Tiled walls. Heated towel rail. Inset spotlights. Double glazed window to the rear elevation.



Bedroom Two

10'7 x 9'3

Double glazed window to the rear elevation. Radiator.



Externally - Front

Off road parking. Lawned Garden.



Externally - Rear

Enclosed garden with patio area leading to lawned garden. Garden Shed.



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

Anti Money Laundering

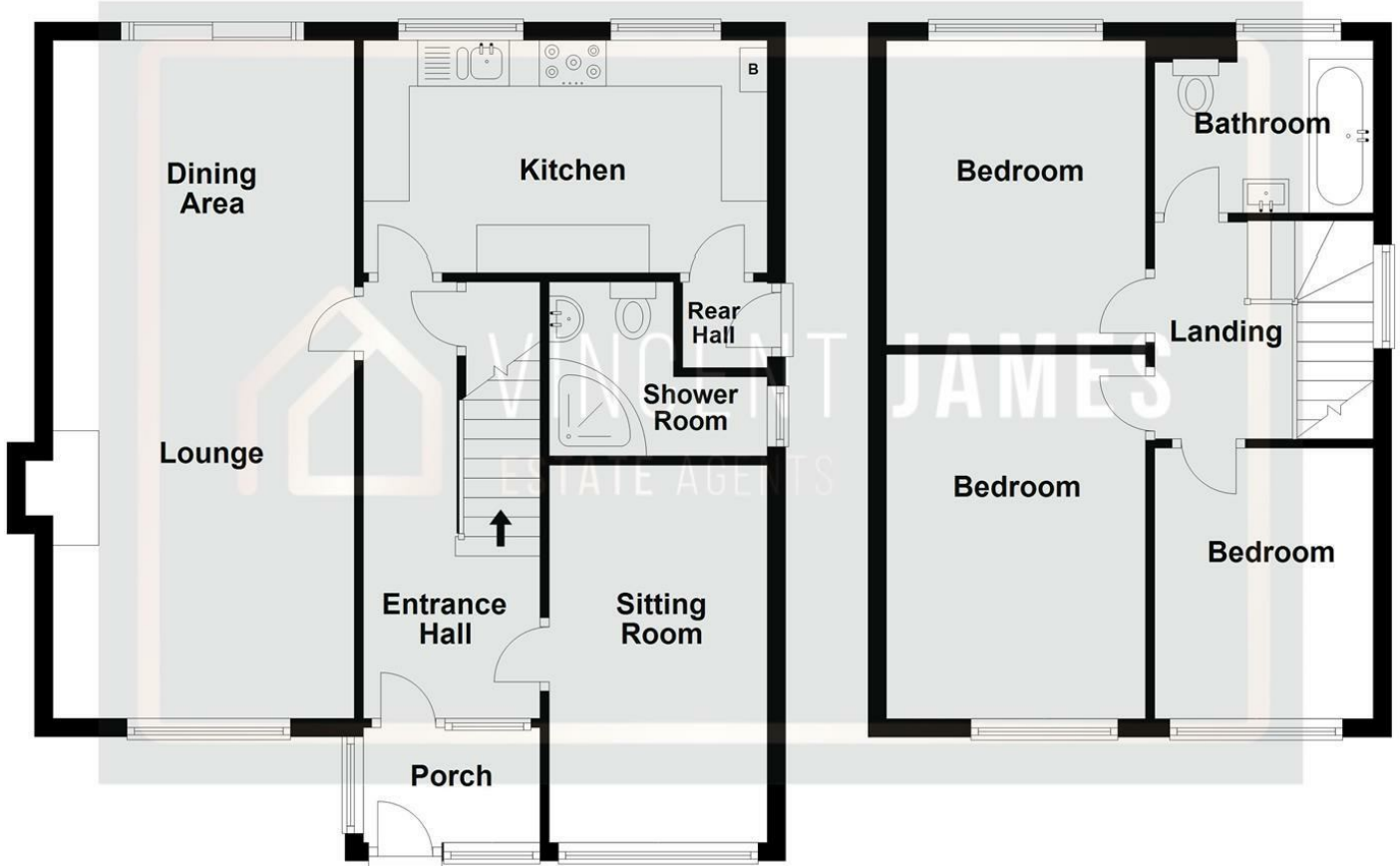
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Ground Floor

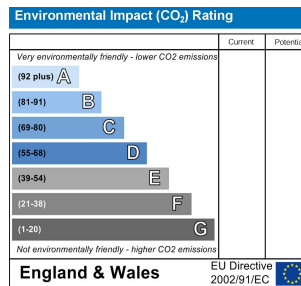
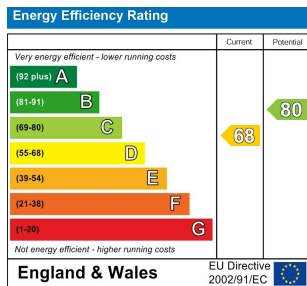
Approx. 63.5 sq. metres (683.9 sq. feet)

First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 sq. feet)



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