



30 LIMWOOD GROVE, BARNTON,  
NORTHWICH, CW8 4NW

£210,000



\*\*\*FOR SALE VIA ONLINE AUCTION \*\*\* 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

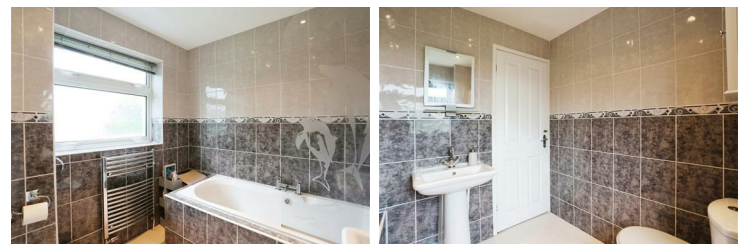
Double glazed window to the front elevation. Radiator.



### Bathroom

7'7 x 7'1

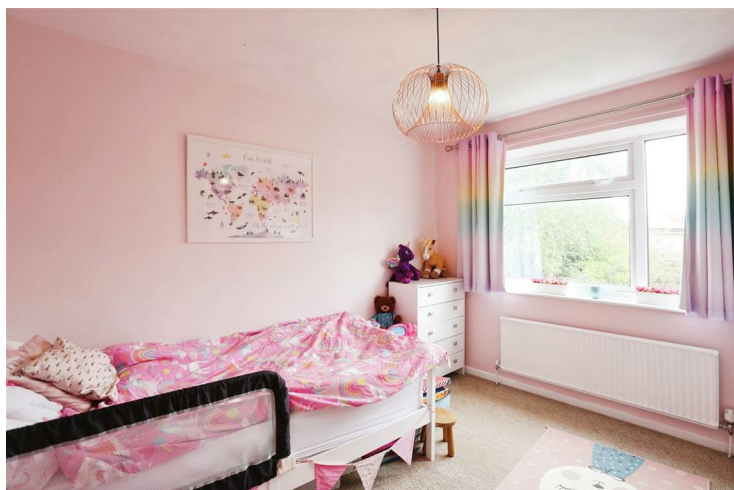
Low level WC, wash hand basin and panelled bath with shower above. Tiled walls. Heated towel rail. Inset spotlights. Double glazed window to the rear elevation.



### Bedroom Two

10'7 x 9'3

Double glazed window to the rear elevation. Radiator.



### Externally - Front

Off road parking. Lawned Garden.



**FOR SALE BY ONLINE AUCTION  
T&C'S APPLY**



### Externally - Rear

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



payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

### 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 prospective 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.

### Unconditional Lot

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Pre Auction Offers are considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

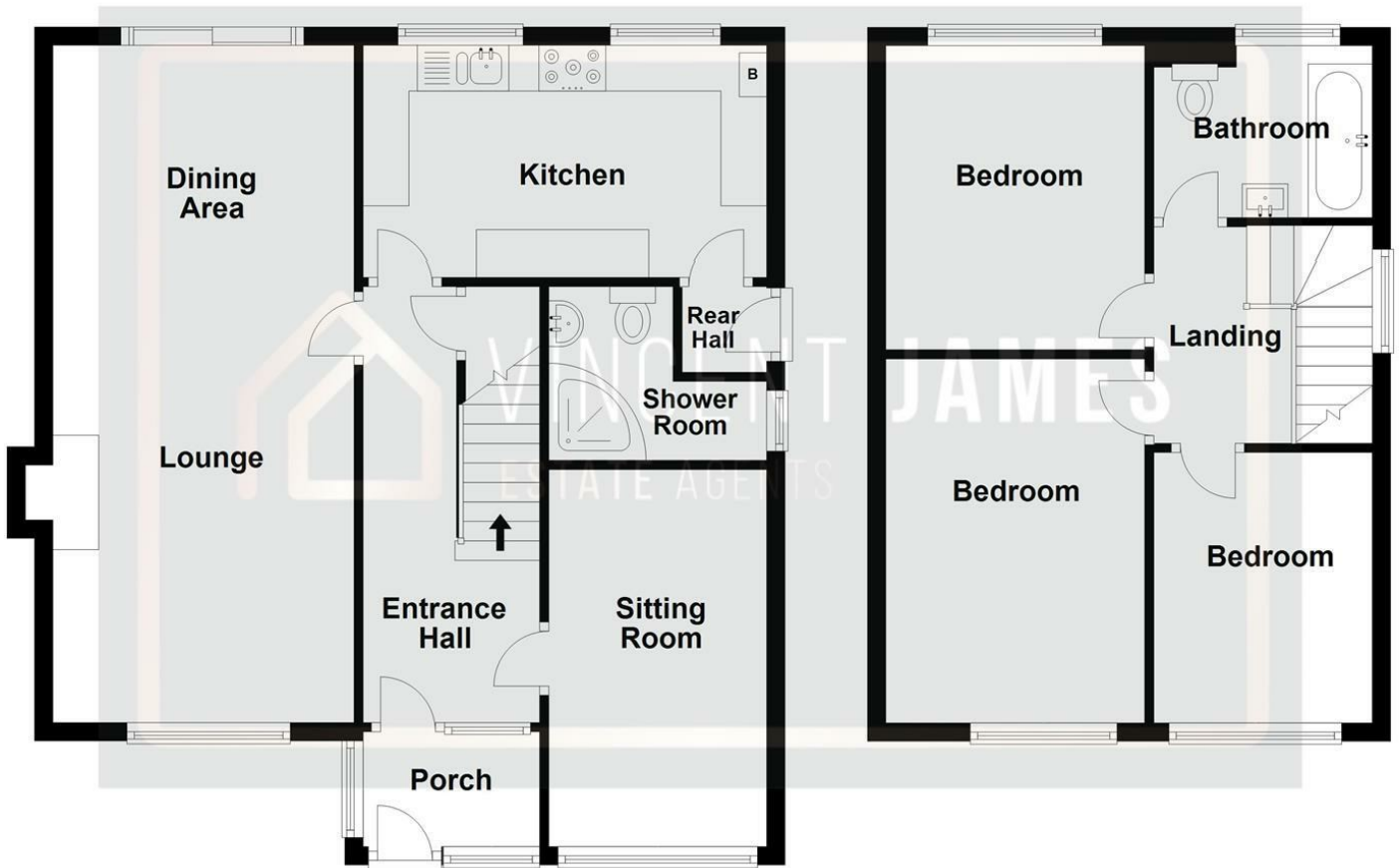
Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be

## 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)

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		68	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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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