



VINCENT JAMES
ESTATE AGENTS

24 GEORGE STREET, BARNTON,
NORTHWICH, CW8 4JQ

£170,000



Vincent James Estate Agents are thrilled to present this enchanting two-bedroom home brimming with cottage charm and modern comforts. Beautifully updated yet retaining its character, this delightful property is a dream come true for first-time buyers and professionals seeking a stylish yet effortless move.

Step inside to discover a welcoming open-plan lounge diner, a space made for relaxation and warmth, with the perfect spot for a cozy log burner—ideal for those crisp winter evenings. Flowing seamlessly from here, the charming kitchen and practical utility area ensure every inch of space is both functional and inviting.

Upstairs, you'll find two generously sized bedrooms, each offering a tranquil retreat, alongside a spa-like family bathroom designed for indulgence and relaxation.

But the real hidden gem awaits outside—a breathtaking rear garden, an expansive haven perfect for alfresco dining, entertaining, or simply unwinding in the fresh air. A home as special as this is a rare find—don't let it slip away!

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Open Plan Lounge Diner



Two double glazed windows to the front and rear of the home allow for natural light to flood the space effortlessly, with a feature fireplace and space for a log burner ensuring warmth year-round. Oak effect flooring adorns the floor, and a staircase leads upstairs.

Kitchen



Fitted with a range of modern wall, drawer and base units with worksurfaces above. Inset oven with four ring hob and hood overhead. A double glazed window sits to the side of the home, just above the inset sink with mixer tap and drainer. A radiator sits to the wall. Access door to the rear garden. Under counter Fridge and Freezer.

Utility Space/WC



Fitted with a range of modern wall, drawer and base units with worksurfaces above. Space for a Washing Machine. Low level WC, Hand Wash Basin with Vanity Unit and a radiator to the wall. Double glazed frosted window to the side elevation.

Landing

Carpet underfoot. Connecting space to both bedrooms and bathroom.

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Master Bedroom



With a wall mounted TV point, radiator to the wall and a double glazed window to the rear elevation. Carpet underfoot.

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Bedroom Two



With built in bespoke storage, a radiator and a double glazed window to the front of the home. Carpet lies underfoot.

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Bathroom



With a panelled bathtub and overhead shower attachment, Low Level WC, Hand Wash Basin, Double glazed window to the rear elevation. Radiator.

Externally



Front - Instant curb appeal. Small courtyard and pathway to the front of the home.

Rear - Large, lawned garden with fencing and mature foliage. Perfect for entertaining and dining. Paved patio area.

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

Anti Money Laundering

Please note that once an offer is accepted on any of our properties, a chargeable Anti-Money Laundering check will be required. For further details and applicable charges, please contact a member of our team.



24 George Street, CW8
4JQ

DETAILS

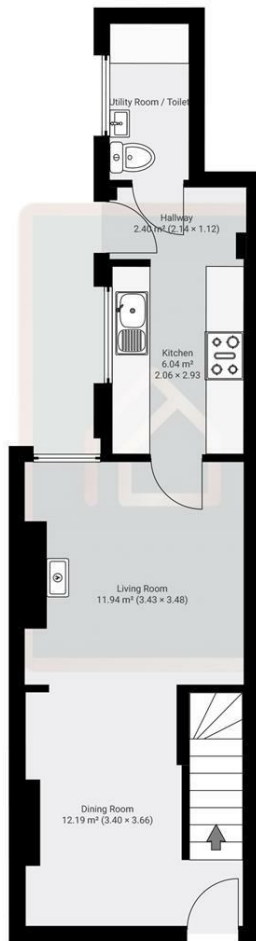
Total area: 65.24 m²
Living area: 65.24 m²
Floors: 2
Rooms: 9

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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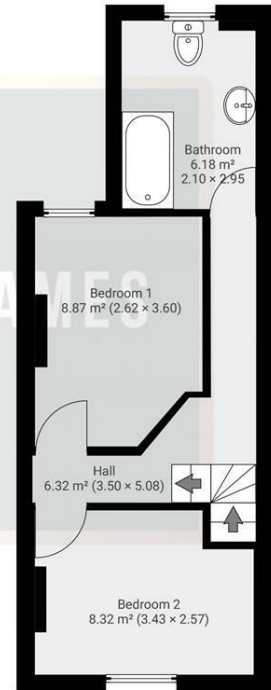
▼ Ground Floor

TOTAL AREA: 35.58 m² • LIVING AREA: 35.58 m² • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 29.66 m² • LIVING AREA: 29.66 m² • ROOMS: 4



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	EU Directive 2002/91/EC	79

Environmental Impact (CO₂) 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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