



VINCENT JAMES
ESTATE AGENTS

11 BROADWAY, BARNTON,
NORTHWICH, CW8 4LF

£160,000



REDUCED FOR A QUICK SALE VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SEMI DETACHED property located in BARNTON. The accommodation includes: Hallway, Lounge, Dining Room, Kitchen & Utility Area to the ground floor, TWO BEDROOMS, office / dressing room and BATHROOM to the first floor. Externally there is an enclosed garden and OFF ROAD PARKING to the rear elevation. Call us now to book your viewing!

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Hallway

Accessed via front entrance door.

Lounge



Double glazed bay window to the front elevation.
Laminate Flooring. Radiator.

Dining Room



Double glazed window to the rear and side elevation.
Laminate Flooring. Opening to Kitchen.

Kitchen



Fitted with Range of wall, drawer and base unit with worksurfaces above. Inset sink. Inset oven with hob and hood above. Space for Dishwasher. Door to Utility Area.

Utility Area



Space for Washing machine, Tumble Dryer & Fridge Freezer. (We are told there is plumbing available for a WC)

Landing

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

Master Bedroom



Double glazed window to the front elevation. Radiator.
Fitted wardrobes.

Bedroom Two



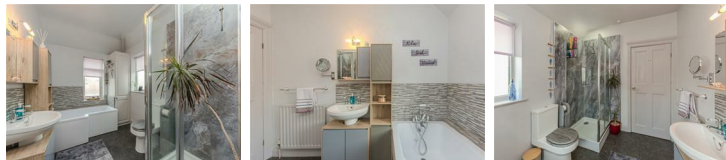
Double glazed window to the rear elevation. Radiator.

Box Room



Double glazed window to the side elevation. Radiator.

Bathroom



Low level WC, wash hand basin, panelled bath and shower. Double glazed windows to the rear and side elevation. Radiator. Part tiled walls.

Externally - Front



Gravelled front garden with planting borders.

Externally - Rear



Patio area leading to gravelled area. Planting borders. Storage Shed.

Parking



Driveway for one car to the rear of the property.

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.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

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

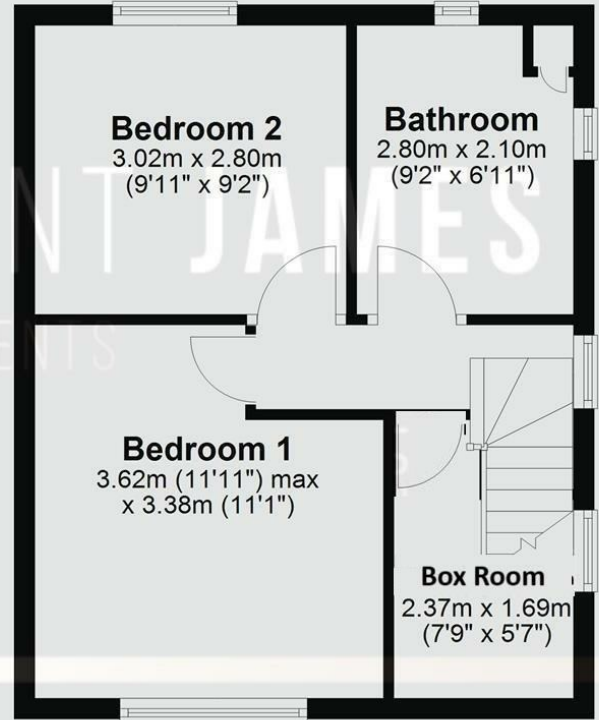
Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			65
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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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