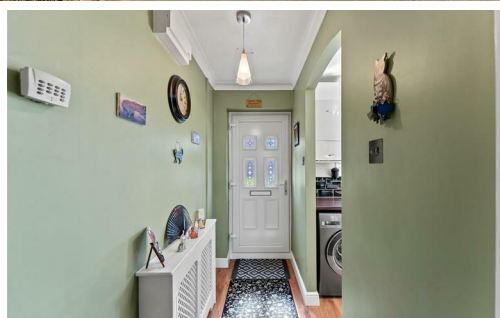
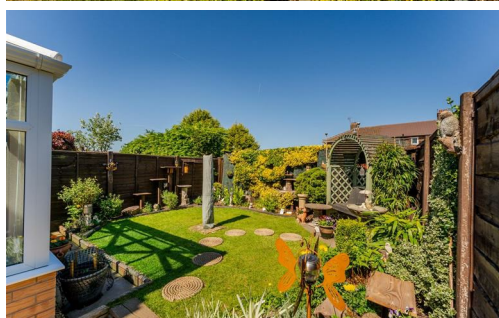




41 ROWAN RISE, BARNTON,
NORTHWICH, CW8 4NZ

£195,000



Vincent James Estate Agents are excited to bring to the market this superbly presented semi-detached home located in Barnton. The accommodation includes: Hallway, Kitchen Lounge / Diner and Conservatory to the ground floor and two bedrooms and bathroom to the first floor. Externally there are front and rear gardens and off road parking for two cars. Call us now to book your viewing!

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Hallway

Accessed via double glazed front entrance door. Laminate Flooring. Opening to Kitchen. Door to Lounge. Radiator.



Landing

Double glazed to the side elevation. Doors to bedrooms and bathroom.



Kitchen

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Space for Washing Machine & Fridge Freezer. Inset oven with hob and hood above. Double glazed window to the front elevation. Laminate Flooring.



Lounge

French doors leading to the conservatory. Radiator. Understairs Storage Cupboard. Feature fireplace with inset gas fire.



Conservatory

Brick built with UPVC windows to three sides. Double glazed French doors to the side elevation. Tiled floor. Radiator.

Master Bedroom

Double glazed window to the rear elevation. Radiator.



Bedroom Two

Double glazed window to the front elevation. Radiator.



Bathroom

Low level WC, wash hand basin and bath with shower above. Tiled walls. Heated towel rail.



Externally - Front

Off road parking. Lawned garden.



Externally - Rear

Enclosed garden with paved patio leading to lawned garden surrounded by mature planting. Garden shed with power.



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

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.



41 Rowan Rise, Barnton

DETAILS

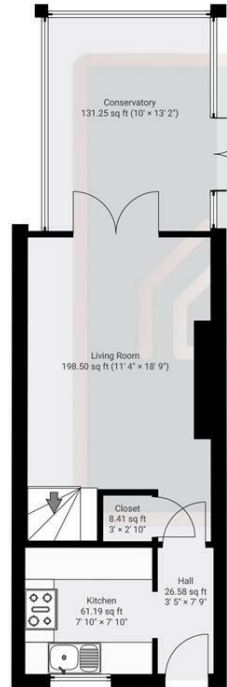
Total area: 716.23 sq ft
Living area: 716.23 sq ft
Floors: 2
Rooms: 10

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.

0' 2' 4' 6' 8' 10' 1:94

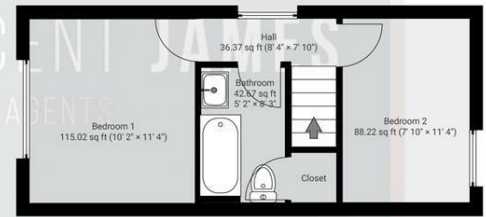
▼ Ground Floor

TOTAL AREA: 425.63 sq ft • LIVING AREA: 425.63 sq ft • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 290.60 sq ft • LIVING AREA: 290.60 sq ft • ROOMS: 5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		71
(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 CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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