



82 RUNCORN ROAD, BARNTON,
NORTHWICH, CW8 4JD

£325,000



Vincent James Estate Agents are thrilled to introduce this stunning, extended detached home, perfectly positioned in a sought-after residential location close to local amenities. Designed with modern living in mind and finished to a high standard throughout, this property has been lovingly maintained by the current owners and is ready to move straight into.

The exterior boasts generous off-road parking, wraparound gardens, and a detached garage to the rear. Step inside and you're welcomed by a bright entrance hall leading to a cosy front lounge and the main bedroom. Moving through, the showpiece of the home awaits — an impressive open-plan kitchen, dining, and living space. With sleek cabinetry, a central island, integrated appliances, and even a boiling water tap, this space is both stylish and practical. Patio doors seamlessly connect the indoors to the landscaped rear garden, creating the ultimate setting for entertaining or relaxing. A useful utility room and modern shower room complete the ground floor.

Upstairs, you'll find two spacious bedrooms alongside a contemporary family bathroom.

Offering a perfect balance of style, comfort, and practicality, this home is a truly special opportunity.

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Entrance Hallway

Accessed via the front door providing access to the Lounge, Kitchen Diner and the third bedroom. Staircase with under stair storage.

Lounge

Double glazed bay window. Wall mounted radiator with feature fireplace.



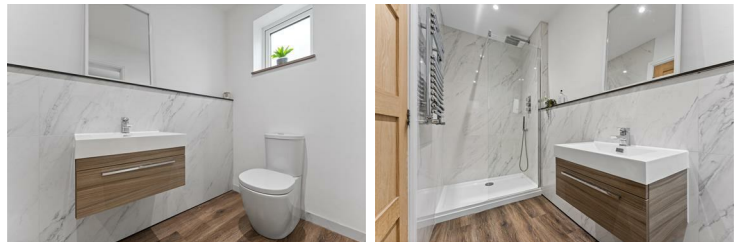
Open Plan Kitchen Diner

The heart of the home is a beautifully designed kitchen, centred around a bespoke island with breakfast seating, offering both style and functionality. Thoughtfully equipped with ample built-in cabinetry, elegant glass-fronted larder cupboards, twin ovens, a built-in microwave, and a sleek Neff ceramic hob, it blends practicality with sophistication. Corian worktops, underfloor heating, and a boiling water tap add a touch of luxury, while the open-plan design is enhanced by two large sliding patio doors and striking glass roof windows, bathing the space in natural light. Finished with laminate wood flooring and inset spotlighting, this kitchen is as impressive as it is inviting.



Downstairs Shower Room

The shower room is finished with a contemporary suite, including a sleek shower cubicle with rainfall shower, low-level WC, and modern hand wash basin. A heated towel rail adds both comfort and convenience, completing the space with a touch of luxury.



Bedroom Three

Double glazed window to the front aspect.



Utility Space

The utility room offers both practicality and style, featuring a double-glazed door opening to the side garden. Designed for everyday convenience, it provides space and plumbing for a washing machine, room for an American-style fridge freezer, and an integrated dishwasher. A cupboard discreetly houses the combi boiler, while a range of matching base and wall units, topped with sleek quartz worktops, complete the space with a modern, functional finish.

Landing

Providing access to the Master Bedroom, Bedroom Two and the Bathroom. Eaves storage.



Master Bedroom

Built in wardrobes. Double glazed window to the side.



Bedroom Two

Double glazed window and built in storage.



Bathroom

Panelled bathtub with shower overhead, hand wash basin, WC.



Externally (Front)

Fantastic Driveway with plenty of space for parking. Lawned front garden. Gated side access to the rear.



Externally (Rear)

Paved Rear Garden with detached Garage. Outdoor water and electricity points.



Extra Information

Tenure: Freehold

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: C

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.

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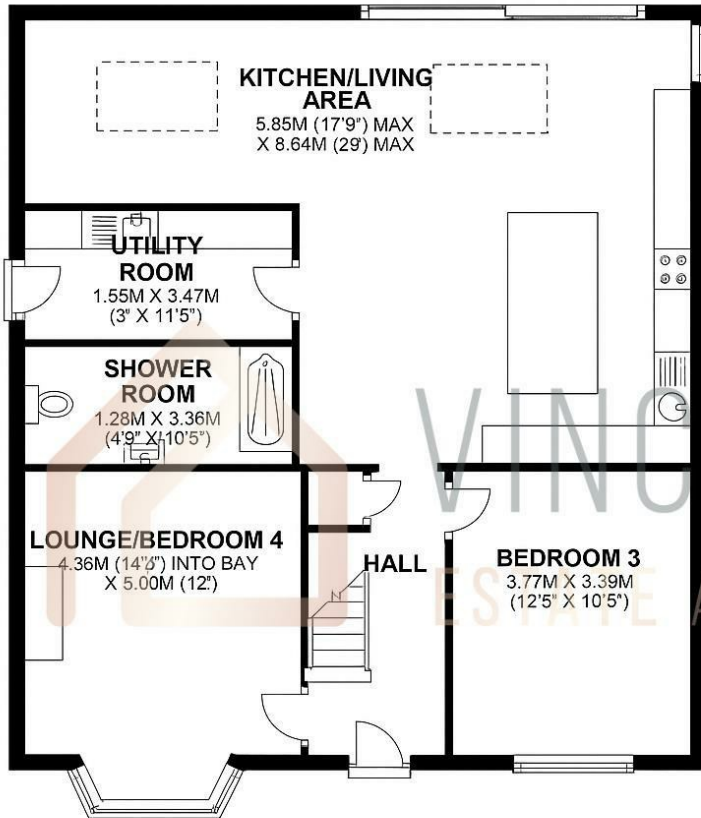
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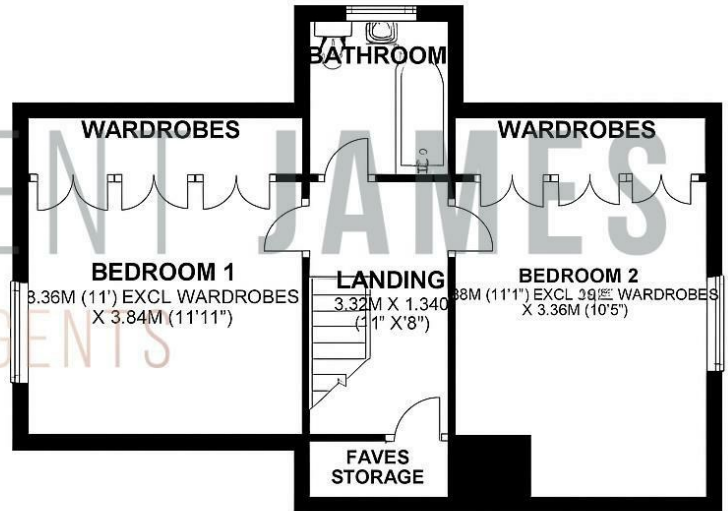
GROUND FLOOR

APPROX, 35.3 SQ. METRES (353.6 SQ. FEET)

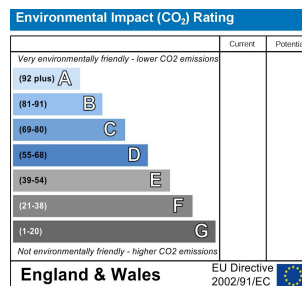
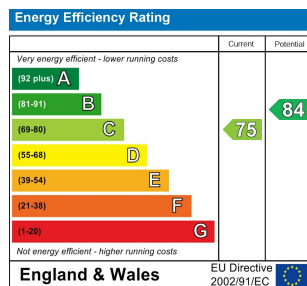


FIRST FLOOR

APPROX, 44.7 SQ. METRES (451.2 SQ. FEET)



TOTAL AREA: APPROX, 131.5 SQ. METRES (1415.0 SQ. FEET)



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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