



40 CHURCH ROAD, BARNTON,
NORTHWICH, CW8 4JH

£200,000



Vincent James Estate Agents are pleased to present this charming two-bedroom semi-detached house located on Church Road in Barnton, offering delightful views over Winnington. This property is perfect for those seeking a comfortable and inviting home.

Upon entering, you are welcomed into a reception room featuring a stylish media wall, ideal for relaxation and entertainment. The layout flows seamlessly into a spacious lounge diner, which connects to the well-appointed kitchen. Adjacent to the kitchen, you will discover a versatile cellar room currently utilised as a bar area, perfect for hosting friends and family.

The ground floor also boasts a practical boot room, a utility area, and a convenient downstairs WC, enhancing the functionality of the home. Ascending to the first floor, you will find two generously sized bedrooms, providing ample space for rest and personalisation, along with a large bathroom that caters to your daily needs.

Externally, the property features a driveway with parking for two vehicles, ensuring ease of access. The rear garden is a true highlight, offering stunning views over Winnington, making it an ideal spot for outdoor relaxation or entertaining.

This chain-free property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home. Call now to arrange your viewing!

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Reception Room

12'10 x 10'2



Lounge Diner

13'1 x 14'6



Kitchen

7'2 x 17'9



Boot Room

5'1 x 8'1



Utility Room

6'3 x 4'5



Downstairs WC

6'2 x 2'11

Cellar Space

12'9 x 10'2



Master Bedroom

10'3 x 13'1



Bedroom Two

8'2 x 10'1

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Extra Information

Tenure - FREEHOLD

Council Tax- B

AML & Financial Qualification

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

Bathroom

17'1 x 7'6



Externally (Front)



Externally (Rear)



TEL: 01606 663939



40 Church Road, Barnton

DETAILS

Total area: 1265.12 sq ft
Living area: 1265.12 sq ft
Floors: 4
Rooms: 18

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' 4' 8' 12' 16' 1:141

▼ Ground Floor

TOTAL AREA: 527.27 sq ft - LIVING AREA: 527.27 sq ft - ROOMS: 7

▼ 1st Floor

TOTAL AREA: 419.76 sq ft - LIVING AREA: 419.76 sq ft - ROOMS: 7



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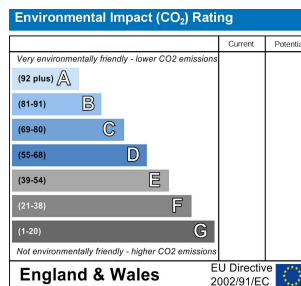
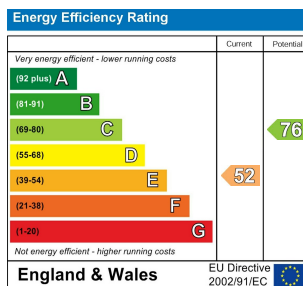
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▼ 2nd Floor

TOTAL AREA: 158.69 sq ft - LIVING AREA: 158.69 sq ft - ROOMS: 1

▼ Basement - Level 1

TOTAL AREA: 159.40 sq ft - LIVING AREA: 159.40 sq ft - ROOMS: 3



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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