



VINCENT JAMES
ESTATE AGENTS

30 LIMWOOD GROVE, BARNTON,
NORTHWICH, CW8 4NW

£290,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED FAMILY HOME located on the popular LOCK ESTATE in Barnton. The accommodation includes: Porch, Hallway, Lounge / Diner, Play Room / Living Room, Kitchen and WC / Shower Room to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there are gardens to the front and rear elevation and a driveway providing OFF ROAD PARKING! Call us now to book your viewing!

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Entrance Porch

Accessed via double glazed front access door. Double glazed windows to the front & side elevation. Access door to Hallway.

Entrance Hallway

Stairs to first floor. Radiator. Doors to Lounge, Kitchen & Living Room / Snug.



Rear Hallway

Double glazed access door to side elevation. Door to WC.

Shower Room

7'9 x 5'5

Low level WC, wash hand basin and shower cubicle. Heated towel rail. Tiled walls and Floor. Inset spotlights. Extractor fan. Double glazed window to the side elevation.



Lounge / Diner

25'2 x 10'8

Double glazed window to the front elevation. Double glazed sliding doors to the rear elevation. Feature fireplace. Two radiators.



Living Room / Play Room

14'2 x 7'7

Double glazed window to the front elevation. Radiator.

Kitchen

14'9 x 8'1

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset electric oven with five ring gas hob and extractor fan above. Space for Dishwasher. Cupboard housing Washing Machine & Tumble Dryer. Cupboard housing boiler. Inset spotlights. Two double glazed windows to the rear elevation. Door to Rear Hallway.



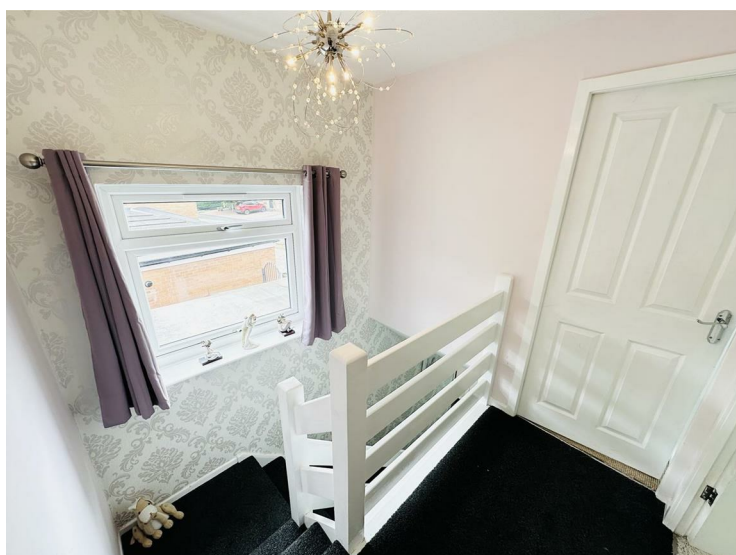
Landing

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

Bedroom Two

10'7 x 9'3

Double glazed window to the rear elevation. Radiator.



Master Bedroom

13'3 x 9'5

Double glazed window to the front elevation. Radiator.

Bedroom Three

9'7 x 7'7

Double glazed window to the front elevation. Radiator.



Bathroom

7'7 x 7'1

Low level WC, wash hand basin and panelled bath with shower above. Tiled walls. Heated towel rail. Inset spotlights. Double glazed window to the rear elevation.



Externally - Front

Off road parking. Lawned Garden.

Externally - Rear

Enclosed garden with patio area leading to lawned garden. Garden Shed.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

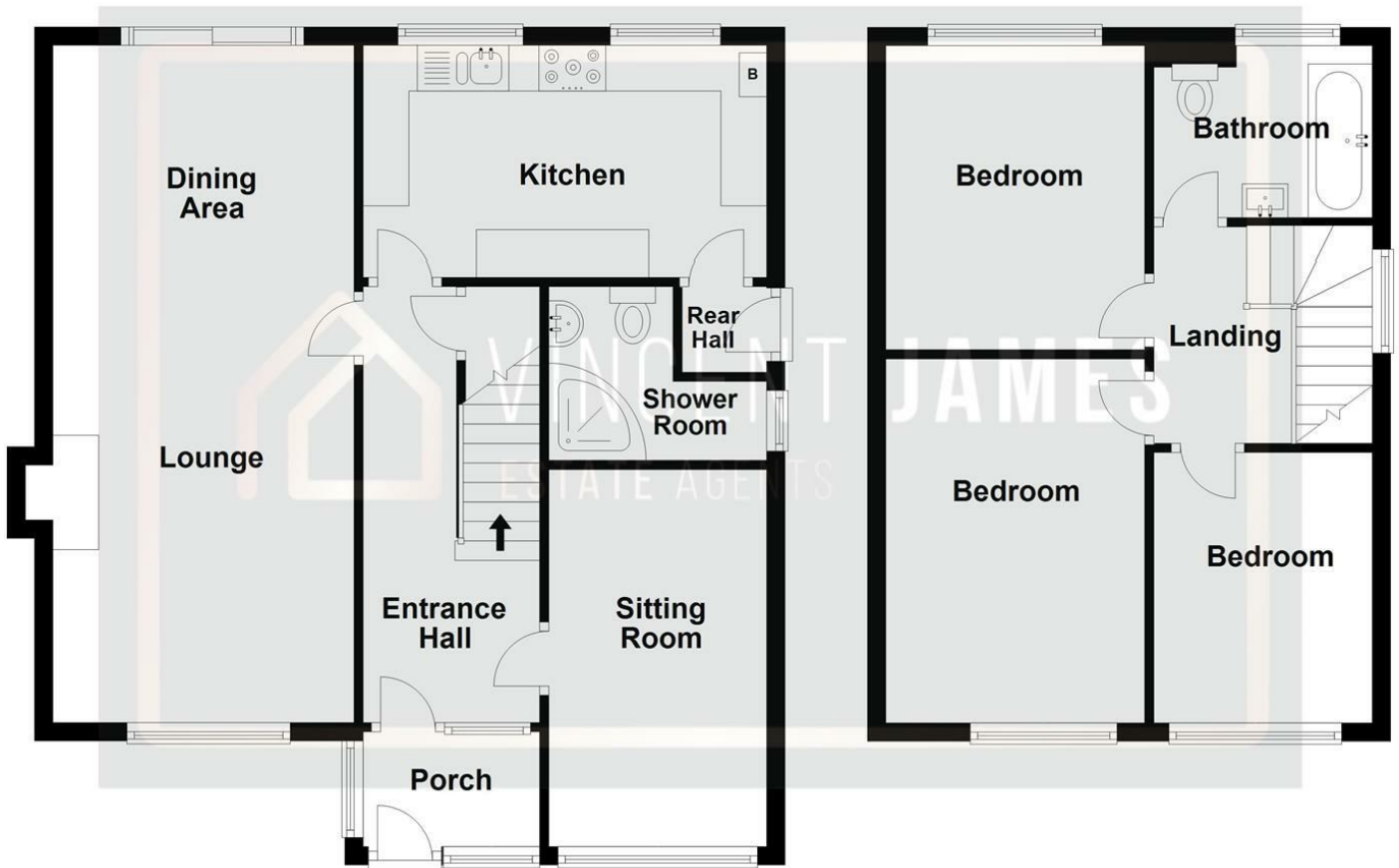
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Ground Floor

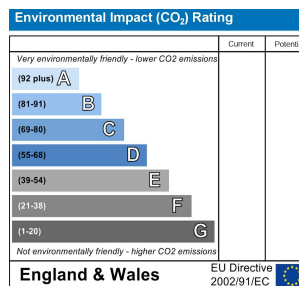
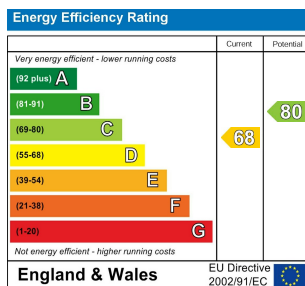
Approx. 63.5 sq. metres (683.9 sq. feet)

First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 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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