



VINCENT JAMES
ESTATE AGENTS

58 CARLTON ROAD,
NORTHWICH, CW9 5PN

£330,000



VINCENT JAMES ESTATE AGENTS are delighted to bring to the market this immaculately presented SEMI DETACHED property in Northwich. The accommodation includes: Entrance Hallway, Lounge, Living Space, and Kitchen Diner to the ground floor and to the first floor there are THREE BEDROOMS and a Family Bathroom. There is also a converted LOFT SPACE/OFFICE. Externally there is a DRIVEWAY providing off road parking and an OUTBUILDING/STUDIO. There are gardens to the front and rear of the property. Call us now to book your viewing!

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Entrance Hallway

Accessed via front entrance door with glazing surrounding. Wood effect flooring. Radiator. Staircase. Access to Living Space and Kitchen.

Lounge

11'9 x 10'4



Double glazed bay window. Feature fireplace. Radiator. Ceiling rose. Opens to Living Space.

Living Space

13'4 x 11'9



French doors to the rear elevation. Wood effect flooring. Feature fireplace with space for a log burner. Ceiling rose. Opens to Lounge.

Kitchen

16'5 x 13'4



Fitted with a range of wall, drawer and base units with worksurfaces above. Cupboard housing boiler. Space for Fridge Freezer, Washing Machine and Dryer. Storage cupboard. French doors to the rear elevation. Double glazed window to the rear elevation. Velux window overhead. Wood effect flooring.

Inset appliances include - Double Oven with five ring hob and extractor above. Inset sink with mixer tap and drainer. Dishwasher.

Landing

Access to all bedrooms, bathroom and loft/office space. Double glazed frosted window to the side elevation.

Master Bedroom

13'4 x 10'8



Double glazed window to the rear elevation. Radiator.

Bedroom Two

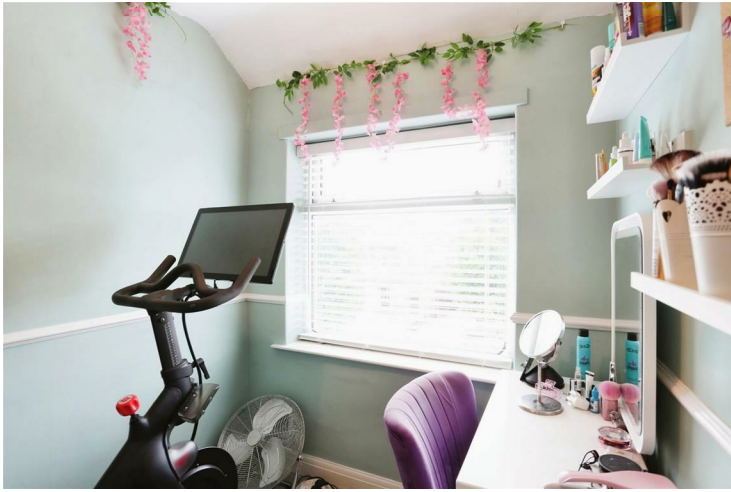
10'8 x 10'5



Double glazed bay window to the front elevation. Radiator.

Bedroom Three

7 x 6'1



Double glazed window to the front elevation. Radiator. Wood effect flooring.

Family Bathroom



Fully tiled walls and flooring. Panelled bathtub with overhead shower. Low Level WC. Hand Wash Basin. Radiator. Double glazed frosted window to the side elevation. Loft access.

Loft/Office Space



Boarded, with power and a light. Inset spotlights. Velux window overhead.

Outbuilding/Studio

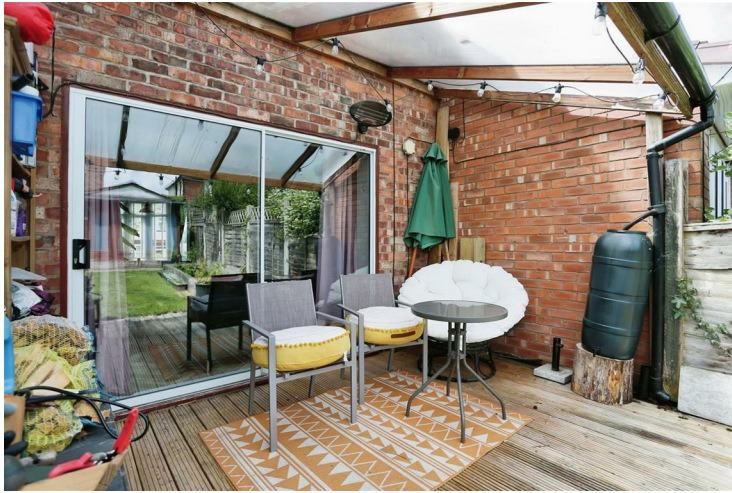
Power and light.

Externally - Front



Driveway providing space for two cars. Lawned garden. Gated side access to the rear elevation. Electric vehicle charging point.

Externally - Rear



Lawned garden with decking areas. Two outbuildings.
Planting beds.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

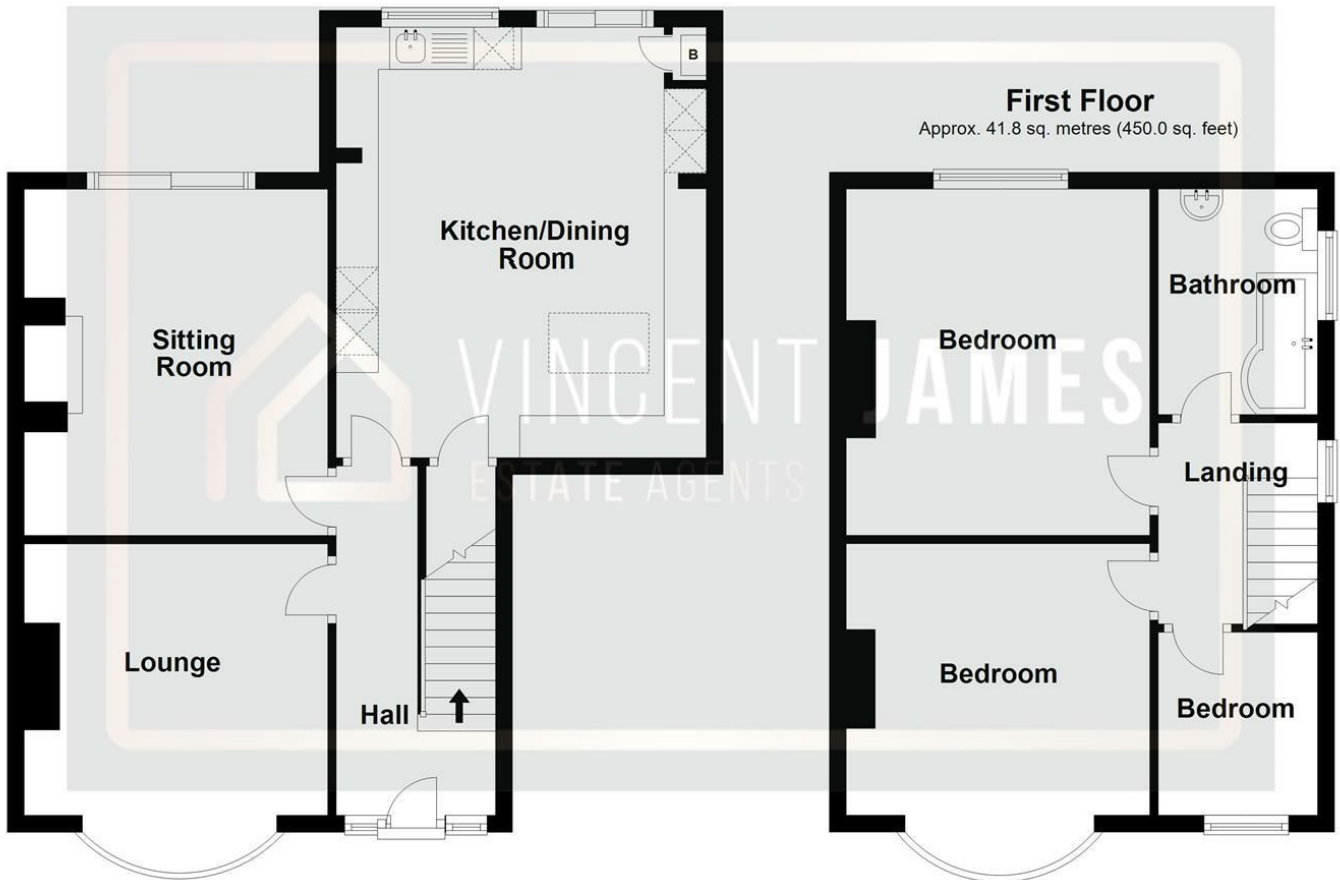
Council Tax Band: C

Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)

First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 99.9 sq. metres (1075.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	81
		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	

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