



48 RUNCORN ROAD, BARNTON,  
NORTHWICH, CW8 4EL

£264,500



Vincent James Estate Agents are delighted to present this beautifully maintained semi-detached family home in Barnton. The property offers spacious accommodation, including an entrance hallway, lounge, kitchen-diner, utility room, and WC on the ground floor. Upstairs, you'll find four bedrooms and a bathroom, with the added benefit of a useful cellar. Outside, there is an enclosed garden. Don't miss out—call us today to arrange your viewing!

[WWW.VINCENTJAMESESTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESESTATEAGENTS.CO.UK)



### Entrance Hallway



Accessed via composite front entrance door. Double glazed window to the side elevation. Radiator. Doors to Lounge, Kitchen Diner & Cellar.

### Lounge

27'8 x 14'5



Double glazed window to the front elevation. Double glazed bay window to the front elevation. Two radiators. Door to Kitchen Diner.

### Kitchen Diner

23'7 x 12'1



Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Integrated Fridge & Dishwasher. Inset electric oven with five burner hob and extractor fan above. Two radiators. Double glazed sliding doors to the rear elevation. Two double glazed windows to the rear elevation. Double glazed access door to the rear elevation. Door to Utility Room. Part tiled walls. Laminate flooring.

### Utility Room

11'3 x 9'3

Space for Washing Machine. Wall mounted boiler. Double glazed access door to the rear elevation. Double glazed window to the rear elevation.

### WC

Low level WC and Wash hand basin.

### Cellar

Storage area with power & light.

### Landing



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

### Master Bedroom

17'9 x 9'6



Double glazed window to the front elevation. Radiator.

### Bedroom Two

12'5 x 11'8



Double glazed window to the front elevation. Radiator. Storage Cupboard.

### Bedroom Three

13'1 x 11'1



Double glazed window to the side elevation. Radiator. Loft access.

### Bedroom Four

8'4 x 7'5



Double glazed window to the side elevation. Radiator.

### Family Bathroom

13'1 x 5'4



Low level WC, wash hand basin, panelled bath and shower cubicle. Two double glazed windows to the rear elevation. Radiator.

### Externally - Front



Lawned front garden.

### Externally - Rear



Low maintenance garden with astro turfed garden. Raised planting border.

### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

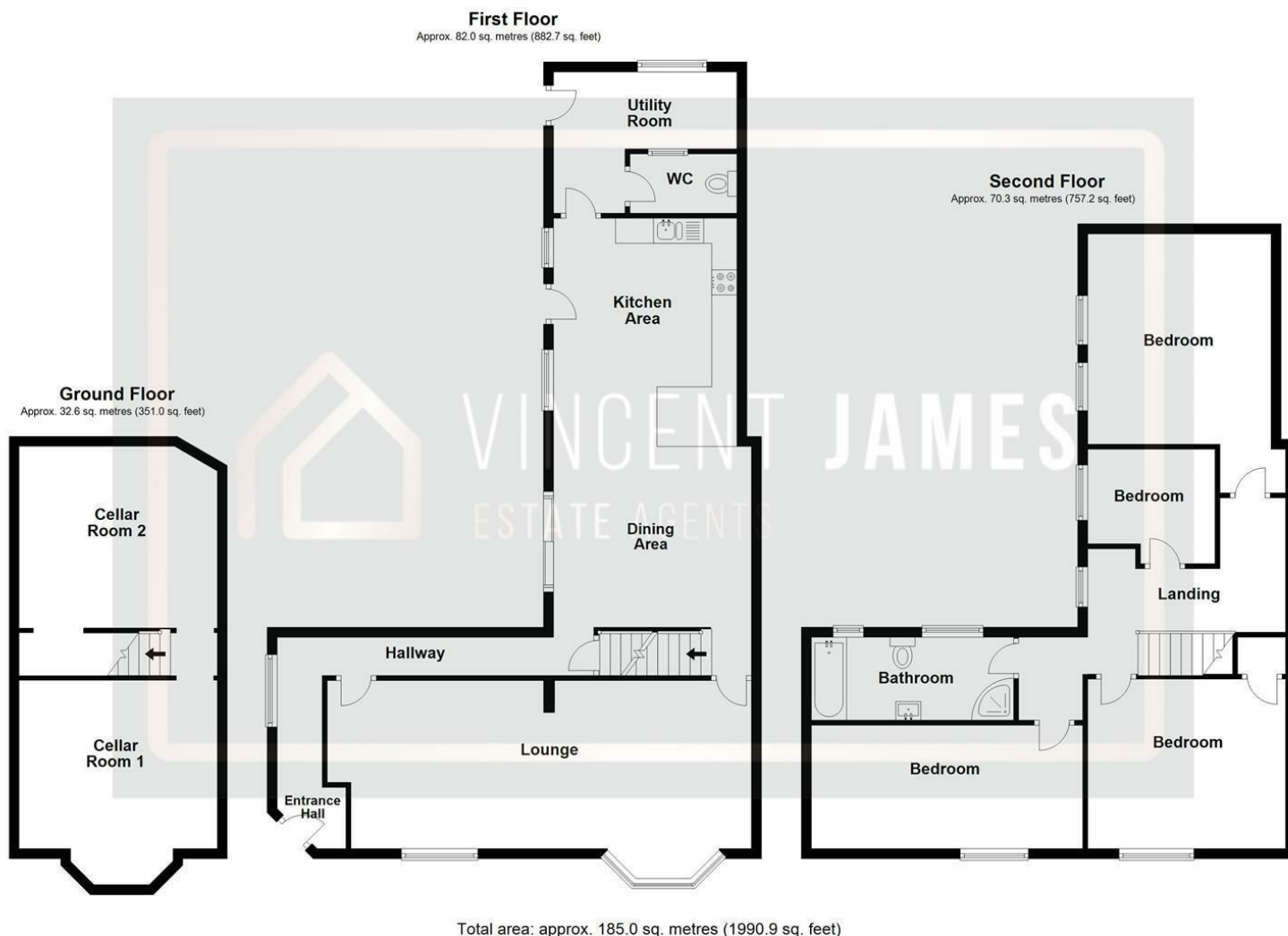
Service Charge: N/A


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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		57	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



VINCENT JAMES  
ESTATE AGENTS

WWW.VINCENTJAMESESTATEAGENTS.CO.UK