



39 WADE CRESCENT, BARNTON, NORTHWICH, CW8 4PT

£210,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SEMI-DETACHED property located in Barnton. The accommodation includes: Entrance Hallway, Lounge / Dining Room and Kitchen to the ground floor and THREE BEDROOMS and bathroom to the first floor. Externally there is an ENCLOSED REAR GARDEN and DRIVEWAY providing off road parking. Call us now to book your viewing!

WWW.VINCENTJAMESESTATEAGENTS.CO.UK

Entrance Hallway

Accessed via double glazed front, Laminate flooring. Radiator. Stairs to first floor. Double glazed window to the side elevation. Doors to Lounge & Kitchen.



Master Bedroom

Double glazed window to the rear elevation. Radiator.



Lounge

Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Radiator. Laminate Flooring.



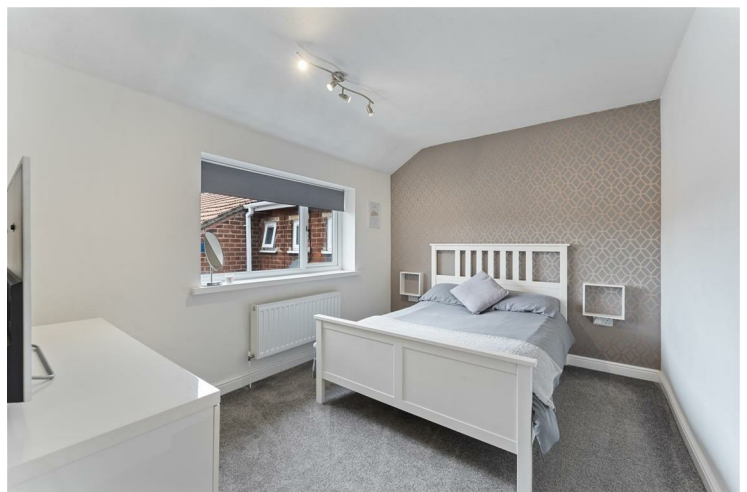
Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Space for Oven, Washing Machine & Fridge Freezer. Double glazed window to the rear elevation. Access door to the side elevation. Radiator.



Landing

Double glazed window to the front elevation. Doors to bedrooms and bathroom.



Bedroom Two

Double glazed window to the front elevation. Radiator.



Bathroom

Low level WC, wash hand basin and bath with shower above. Double glazed window to the rear elevation.



Externally - Front

Off road parking.



Externally - Rear

Enclosed rear garden with paved patio leading to lawned garden. Outbuilding with Power and Light. Outdoor WC.



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

Financial Qualification

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

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.



39 Wade Crescent,
Barnton

DETAILS

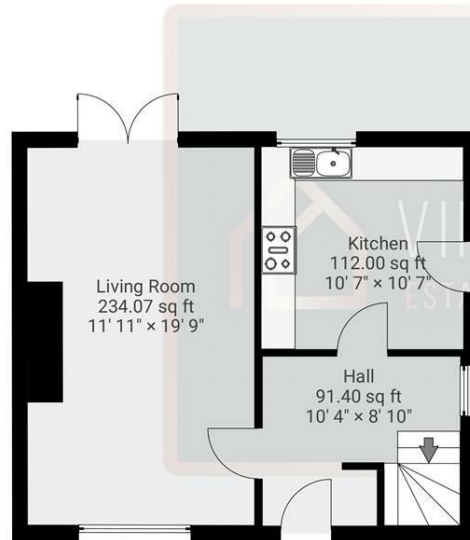
Total area: 850.91 sq ft
Living area: 850.91 sq ft
Floors: 2
Rooms: 10

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' 2' 4' 6' 8' 10'
1:82

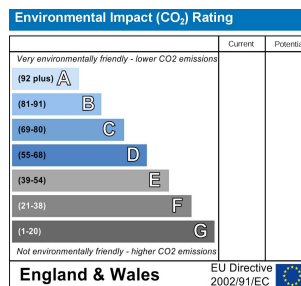
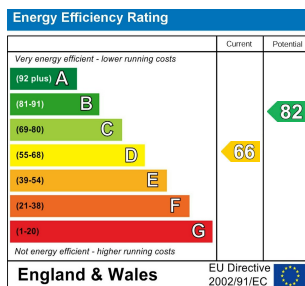
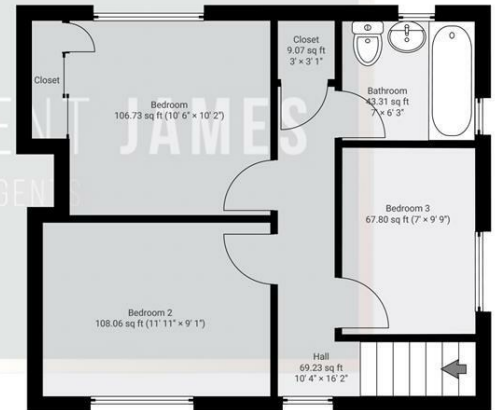
▼ Ground Floor

TOTAL AREA: 437.21 sq ft • LIVING AREA: 437.21 sq ft • ROOMS: 3



▼ 1st Floor

TOTAL AREA: 413.70 sq ft • LIVING AREA: 413.70 sq ft • ROOMS: 7



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



WWW.VINCENTJAMESESTATEAGENTS.CO.UK