



**George Street, Barnton Northwich CW8 4JQ**



*welcome to*

**George Street, Barnton Northwich**

CHARMING TWO BEDROOM COTTAGE WITH A GARDEN AN OPEN PLAN LOUNGE/ DINER IN A HIGHLY SOUGHT BARNTON LOCATION!



### **Lounge/ Diner**

23' 4" max x 10' 9" max ( 7.11m max x 3.28m max )

Open plan room with double glazed window to front aspect, entrance door, fireplace in surround and two radiators

### **Kitchen**

17' 3" max x 6' 3" ( 5.26m max x 1.91m )

Range of fitted wall and base units with contrasting work surfaces over, space for washing machine, fridge/ freezer and washing machine. Ceramic hob and electric oven. Sink and drainer, tiled splash backs, double glazed window to side aspect and, door to side aspect and double doors leading to rear garden

### **Bedroom One**

12' 7" x 10' 8" ( 3.84m x 3.25m )

Double glazed window to rear aspect, built in storage and radiator

### **Bedroom Two**

12' 7" x 8' 8" ( 3.84m x 2.64m )

Double glazed window to front aspect and radiator

### **Bathroom**

Bath with shower over, low level WC, hand wash basin, heated towel rail, part tiled walls and double glazed frosted window to rear aspect

### **External**

Private garden to rear with patio seating area and outdoor shed



***view this property online*** [swetenhams.co.uk/Property/NRT107848](https://www.swetenhams.co.uk/Property/NRT107848)



welcome to

## George Street, Barnton Northwich

- Two Bedroom Cottage
- Open Plan Lounge/ Diner
- Quiet Location
- Private Rear Garden
- Council Tax Band A

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: A

offers over

**£150,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/NRT107848](https://swetenhams.co.uk/Property/NRT107848)



Property Ref:  
NRT107848 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
swetenhams



**01606 43937**



[northwich@swetenhams.co.uk](mailto:northwich@swetenhams.co.uk)



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



**[swetenhams.co.uk](https://swetenhams.co.uk)**