





## 22 Plumbs Fold

Barnton, Northwich

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Semi Detached Cottage
- Open Plan Lounge / Dining Room with Log Burner
- Family Room
- Kitchen, Utility Area & Downstairs Bathroom
- Two Bedrooms, Dressing Room & Ensuite to the first floor
- Loft Room to the second floor
- Enclosed Rear Garden
- Off Road Parking

### **Open Plan Family Living & Dining**

Accessed via double glazed front entrance door. Double glazed windows to the front and rear elevation. Stairs to first floor. Radiator. Feature brick fireplace with inset log burner. Opening to the Dining / Family area.

### **Dining / Family Room**

Double glazed window to the front and side elevation. Two Velux style windows. Two cast iron radiators. Opening to Kitchen.

### **Kitchen**

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Space for Range Cooker. Integrated Dishwasher. Double glazed window to the side elevation. Double glazed access door to the side elevation. Opening to the Utility Area.

### **Utility Area**

Space for Washing Machine & Tumble Dryer. Door leading to Bathroom.

### **Downstairs Bathroom**

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

### **Landing**

Doors to bedroom. Door leading to loft room.

### **Master Bedroom**

Double glazed window to the rear elevation. Radiator. Door to Dressing Room.

### **Dressing Room**

Double glazed windows to the front and side elevation. Radiator. Door to Ensuite.

### **Ensuite Shower Room**

Low level WC, wash hand basin and shower cubicle. Part tiled walls and tiled floor. Heated towel rail. Double glazed window to the rear elevation.

### **Bedroom Two**

Double glazed window to the front elevation. Radiator.



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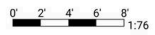




**22 Plumbs Fold, Barnton.**

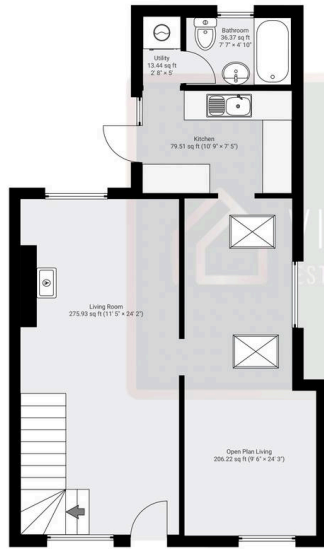
DETAILS  
Total area: 1116.23 sq ft  
Living area: 1116.23 sq ft  
Floors: 3  
Rooms: 12

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.



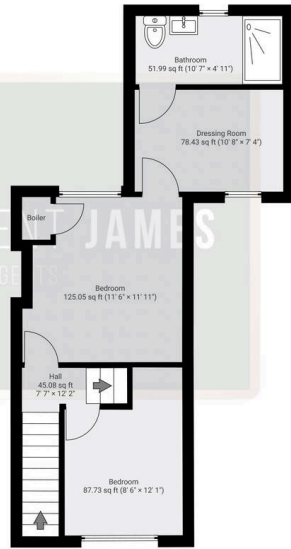
▼ **Ground Floor**

TOTAL AREA: 611.14 sq ft - LIVING AREA: 611.14 sq ft - ROOMS: 5



▼ **1st Floor**

TOTAL AREA: 394.26 sq ft - LIVING AREA: 394.26 sq ft - ROOMS: 6





## Vincent James Estate Agents

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