



VINCENT JAMES
ESTATE AGENTS

40 BLACKCROFT AVENUE,
BARNTON,
NORTHWICH, CW8 4HP

£275,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED FAMILY HOME located in BARNTON. The accommodation includes: Porch, Hallway, Lounge, Dining Room, Kitchen & Utility Room to the ground floor and THREE BEDROOMS and shower room to the first floor. Externally there are gardens to the front and rear elevation, OFF ROAD PARKING & GARAGE. Call us now to book your viewing! ***NO CHAIN***

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Entrance Porch

Accessed via double glazed sliding door. Double glazed entrance door leading to hallway.

Entrance Hallway

Stairs to first floor. Radiator. Doors to Lounge & Kitchen.

Lounge

14'8 x 11'8

Double glazed window to the front elevation. Radiator. Fireplace with gas fire. Opening to the Dining Room.



Dining Room

8'8 x 7'8

Double glazed sliding doors to the rear elevation. Radiator.



Kitchen

12'2 x 9'8

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Inset high level oven. Inset four ring gas hob. Part tiled walls. Double glazed window to the side elevation. Opening to Utility Room. Door to rear hallway.



Utility Room

9'8 x 5'5

Space for Washing Machine, Tumble Dryer and Fridge Freezer. Wall mounted boiler. Inset sink and drainer mixer tap. Double glazed window to the rear elevation. Radiator.



Rear Hallway

Access door to the rear elevation. Door to Garage.

Landing

Double glazed window to the side elevation. Doors to all bedrooms and Shower Room



Master Bedroom

18'2 x 9'8

Double glazed window to the rear elevation. Double glazed window to the side elevation. Two radiators.



Bedroom Two

11'9 x 11'9

Double glazed window to the front elevation. Radiator.



Shower Room

6'8 x 5'9

Low level WC, wash hand basin and shower cubicle. Tiled walls and floor. Heated towel rail. Inset spotlights. Loft access. Double glazed window to the front elevation.



Bedroom Three

11'9 x 11'1

Double glazed window to the rear elevation. Radiator.



Externally - Front

Driveway providing off road parking. Lawned front garden with planting borders.



Externally - Rear

Enclosed garden with paved patio leading to lawned garden with surrounding planting borders. Garden shed. Access gate to the front elevation.



Garage

15'6 x 8'7

Up and over door to the front elevation. Window to the side elevation. Power & Light. Door to WC.

WC - Low level WC, Window to the rear elevation.

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

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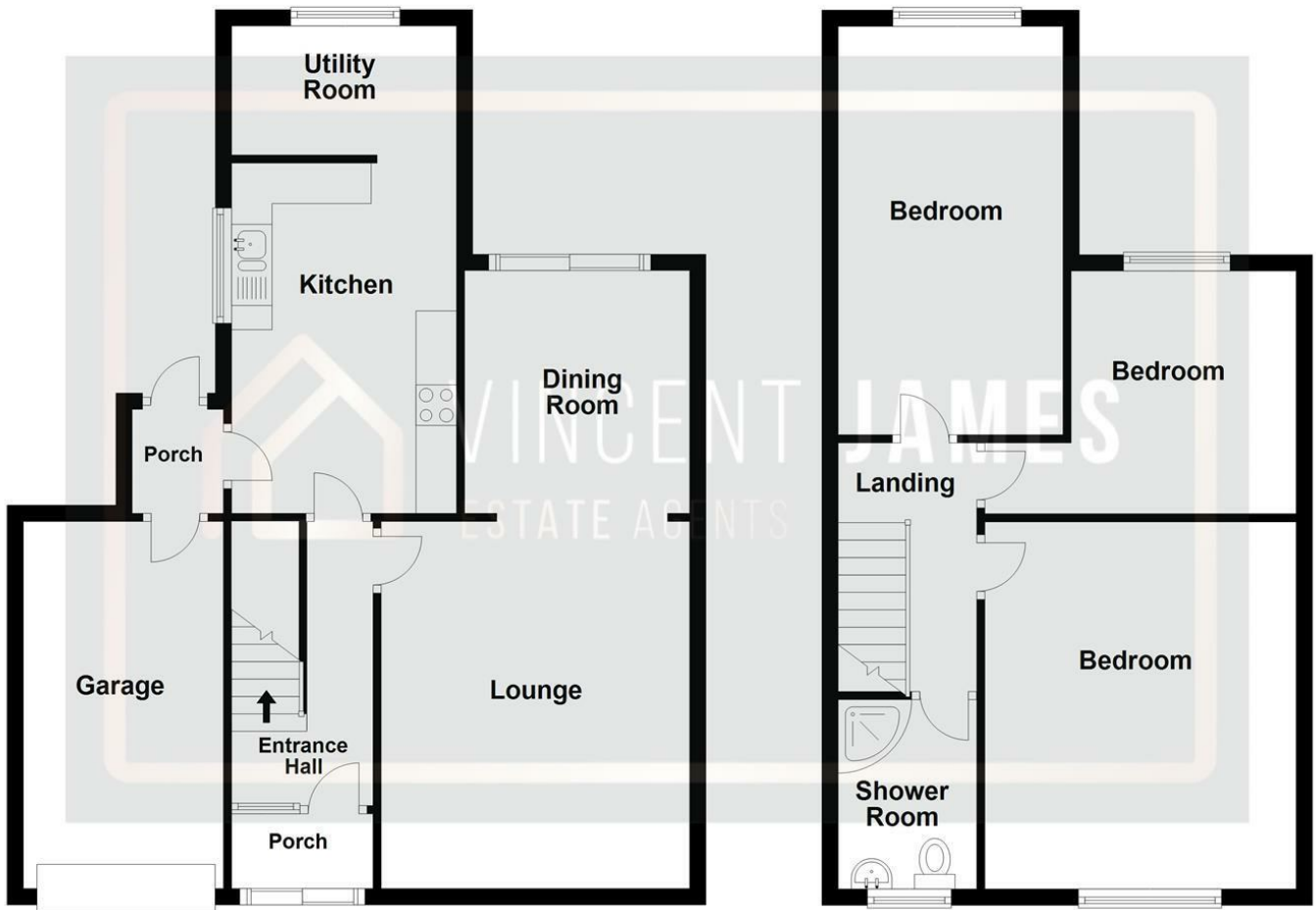
TEL: 01606 663939

Ground Floor

Approx. 64.8 sq. metres (698.0 sq. feet)

First Floor

Approx. 51.5 sq. metres (554.3 sq. feet)



Total area: approx. 116.3 sq. metres (1252.3 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		69	82
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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