



VINCENT JAMES
ESTATE AGENTS

18 ASHWOOD CRESCENT,
BARNTON,
£240,000



Vincent James Estate Agents are thrilled to present this expansive three-bedroom semi-detached family home, brimming with untapped potential and offered with **NO ONWARD CHAIN!** From the moment you step inside, you'll be welcomed by a spacious Entrance Vestibule and Hallway, leading to a bright Lounge that flows seamlessly into a charming Dining Room—perfect for family gatherings. The well-appointed Breakfast Kitchen offers plenty of room for culinary creativity, and a convenient Downstairs WC adds to the home's practicality.

Upstairs, discover three generously sized double bedrooms, providing ample space for growing families, alongside a modern Family Bathroom. Outside, the property boasts delightful gardens both front and rear, ideal for outdoor entertaining or simply enjoying the tranquility of your surroundings. With ample driveway parking and a Detached Garage, convenience is key.

With No Onward Chain, this home is a true blank canvas—ready for you to make your mark and create your dream space. Don't miss out on this exceptional opportunity! Call us now to book your viewing and take the first step toward making it yours.

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Entrance Vestibule

This Entrance Vestibule is accessed via the front entrance door, and provides an entry point to the rest of the home. There are inset spotlights to the roof, and wood effect flooring underfoot.

Hallway



The Hallway provides access to all rooms on the ground floor. There is understairs storage allowing for ease and convenience, and a radiator ensuring warmth throughout the home. A double glazed frosted window sits to the side elevation of the home, and a staircase leads up to the first floor.

Downstairs WC



The Downstairs WC comprises of a Low Level WC, Hand Wash Basin with a Vanity Unit, and a Double Glazed frosted window to the side elevation.

Lounge



Bright, spacious and inviting - this Lounge acts as the heart of the home. There is a large double glazed window to the front elevation, alongside a radiator and a feature effect fireplace. This room seamlessly flows into the Dining Room.

Dining Room



With French doors to the rear elevation, and a seamless flow between the Lounge and Kitchen. This space provides practical and versatile living.

Breakfast Kitchen



Fitted with a range of wall, drawer and base units with worksurfaces above. With an inset oven, four ring gas hob and hood overhead. There are double glazed windows to the side and rear aspect of the home. A heated towel rail sits to the partly tiled walls, with tiled flooring underfoot. There is an integral Dishwasher, Fridge & Freezer.

Landing



A spacious area, providing access to all rooms upstairs. Carpet sits underfoot, with a double glazed frosted window to the side elevation, a storage cupboard and an access point to the loft.

Master Bedroom



With a double glazed window to the rear. Carpet sits underfoot with a radiator to the wall.

Bedroom Two



With built in storage options, and a double glazed window to the front elevation. A radiator sits to the wall.

Bedroom Three



A double glazed window points to the rear aspect of the home, with carpet underfoot and a radiator to the wall. There is also a wall mounted boiler.

Bathroom



A three piece suite, comprising of a Low Level WC, Hand Wash Basin with Vanity Unit and a Stand In Shower Cubicle. There is a double glazed frosted window to the front aspect of the home, along with tiled walling. Inset spotlights overhead.

Detached Garage

With power & a light. Storage options throughout.

Externally



A spacious driveway provides plenty of space for parking, with gardens to the front and rear of the home. There is gated side access ensuring an smooth external flow.

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.

Extra Information

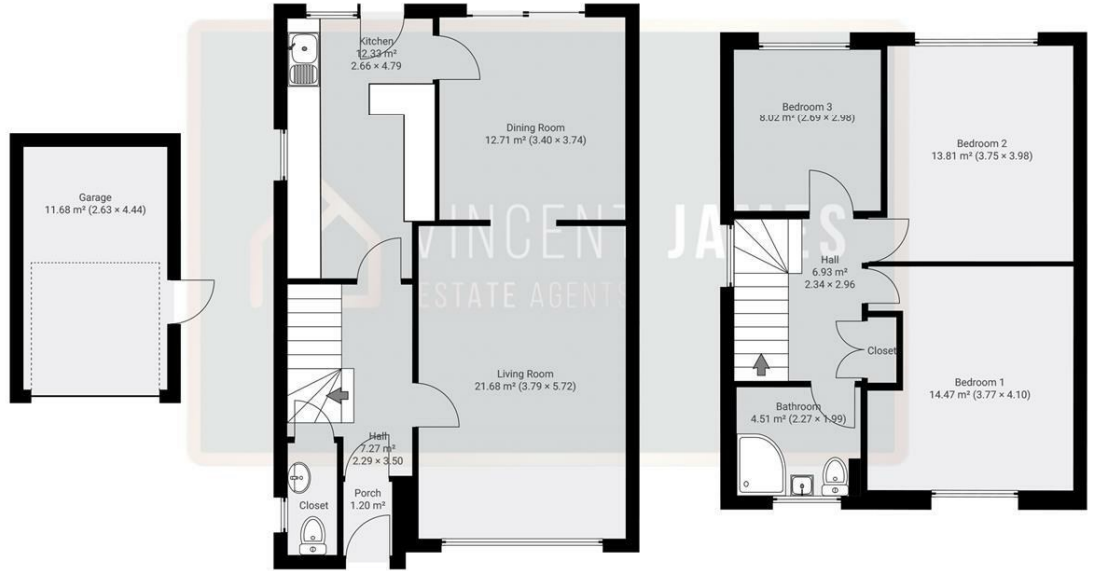
Tenure: Freehold
Length of lease: N/A
Annual Ground Rent: N/A
Service Charge: N/A
Service Charge Review Period: N/A
Council Tax Band: C



18 Ashwood Crescent

DETAILS
 Total area: 117.01 m²
 Living area: 105.33 m²
 Floors: 2
 Rooms: 13

▼ **Ground Floor** TOTAL AREA: 68.68 m² · LIVING AREA: 57.01 m² · ROOMS: 7
 ▼ **1st Floor** TOTAL AREA: 48.33 m² · LIVING AREA: 48.33 m² · ROOMS: 6



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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		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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