

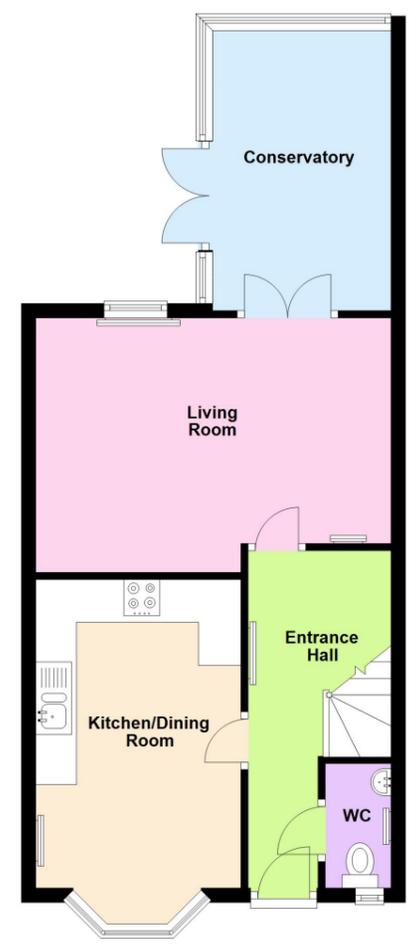


2 Warburton Close, Barnton, Northwich, Cheshire. CW8 4GT
£875 pcm



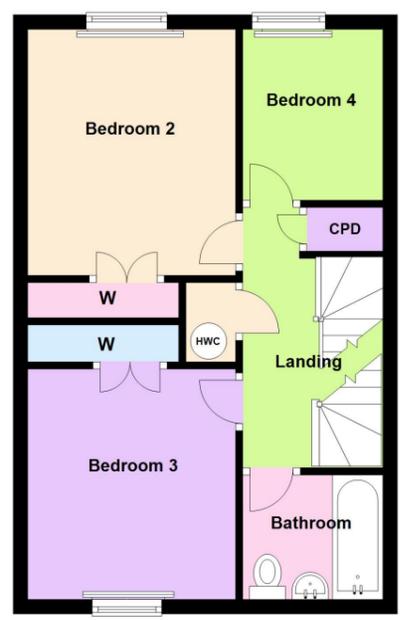
Ground Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



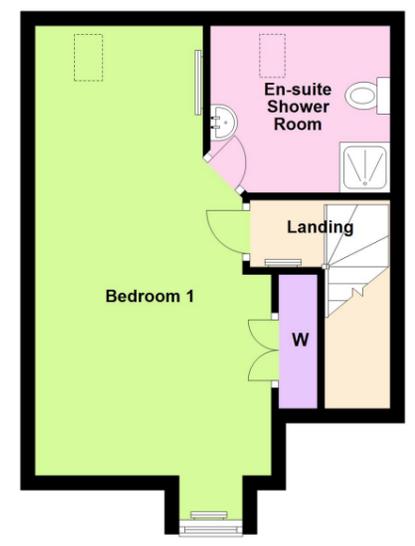
First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Second Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 104.4 sq. metres (1124.3 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

DO NOT SCALE.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Current: 74	Potential: 90	Current: 75	Potential: 90

England, Wales & N.Ireland EU Directive 2002/91/EC



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A spacious three storey town house situated on a small cul-de-sac on the edge of the village. The property provides well proportioned accommodation with PVCu double glazing and gas central heating. The accommodation comprises: Entrance hall, cloakroom/WC, kitchen dining room, lounge, and conservatory on the ground floor along with a landing, three bedrooms and bathroom on the first floor and a large master bedroom with en-suite shower room on the second floor. Outside there is a rear garden and double length driveway. Available unfurnished, restrictions apply.

GROUND FLOOR

ENTRANCE HALL

1.98m x 2.85m (6' 6" x 9' 4") and 0.97m x 1.82m (3' 2" x 6' 0")
Staircase to first floor with recess beneath.

CLOAKROOM

0.91m x 1.72m (3' 0" x 5' 8")
Fitted with a two piece suite.

KITCHEN DINING ROOM

2.85m x 4.76m (9' 4" x 15' 7")
Front aspect. Fitted kitchen units and worktops. Built-in electric oven and gas hob with extractor fan over. Space and plumbing for appliances. Bay window.

LOUNGE

4.93m x 3.52m (16' 2" x 11' 7")
Rear aspect.

CONSERVATORY

3.37m x 3.35m (11' 1" x 11' 0")
Brick and PVCu double glazed with French doors to garden.

FIRST FLOOR

LANDING

1.95m x 3.60m (6' 5" x 11' 10")
Storage cupboard and airing cupboard.

BEDROOM 2

2.88m x 3.40m (9' 5" x 11' 2")
Rear aspect. Built-in wardrobe.

BEDROOM 3

2.88m x 3.19m (9' 5" x 10' 6")
Front aspect. Built-in wardrobe.

BEDROOM 4

1.95m x 2.37m (6' 5" x 7' 9")
Rear aspect.

BATHROOM

1.95m x 1.72m (6' 5" x 5' 8")
Fitted with a three piece suite.

SECOND FLOOR

LANDING

BEDROOM 1

3.28m x 6.22m (10' 9" x 20' 5")
Dual aspect. Built-in wardrobe.

EN-SUITE SHOWER ROOM

2.50m x 2.31m (8' 2" x 7' 7")
Fitted with a three piece suite.

EXTERNAL

GARDENS & PARKING

Two parking spaces to side of house. Enclosed rear garden with lawn and patio areas. Garden shed



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. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.