



12 Plumbs Fold, Barnton, Northwich, Cheshire, CW8 4HF

**£220,000**



Plumbs Fold is a small cul-de-sac with a mixture of old period cottages and a selection of new houses built in 2007. This property comprises an end-terrace town-house, which is offered in excellent decorative order with gas central heating and PVCu double glazed windows. The accommodation comprises: Entrance hall, spacious lounge, kitchen dining room and cloakroom/WC on the ground floor with three good size bedrooms and a luxury bathroom on the first floor. Outside there is an enclosed garden at the rear and there is off road parking.

## GROUND FLOOR

### ENTRANCE HALL

PVCu panelled and double glazed entrance door, double radiator, staircase to first floor landing, door to:

### LOUNGE

4.72m x 3.68m (15' 6" x 12' 1")

PVCu double glazed window to front, two double radiators, laminate flooring, door to:

### KITCHEN DINING ROOM

3.15m x 4.60m (10' 4" x 15' 1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap and tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, built-in electric oven and four ring gas hob with extractor hood over, PVCu double glazed window to rear, double radiator, tiled flooring, recessed ceiling lights, wall mounted gas boiler, PVCu double glazed French doors to garden, door to:

### CLOAKROOM

Fitted with a two piece suite comprising, pedestal wash hand basin and low-level WC, double radiator, tiled flooring.

## FIRST FLOOR

### LANDING

PVCu double glazed window to side, double radiator.

### MASTER BEDROOM

2.90m x 4.60m (9' 6" x 15' 1")

Two PVCu double glazed windows to front, double radiator, recessed ceiling lights.

### BEDROOM 2

3.12m x 2.34m (10' 3" x 7' 8")

PVCu double glazed window to rear, double radiator, access to roof space.

### **BEDROOM 3**

2.18m x 2.16m (7' 2" x 7' 1")

PVCu double glazed window to rear, double radiator.

### **BATHROOM**

Fitted with a modern, white, three piece suite comprising panelled bath with shower attachment and glass screen, pedestal wash hand basin and low-level WC, fully tiled walls, heated towel rail, tiled flooring.

### **OUTSIDE**

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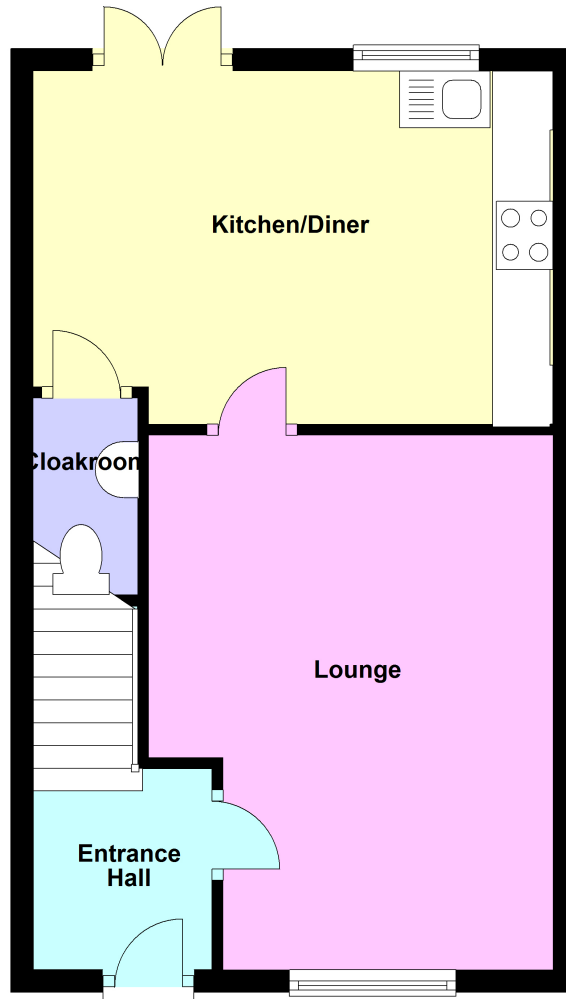
Enclosed Rear garden, which is laid to lawn with patio area. Off road parking.



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## Ground Floor

Approx. 35.4 sq. metres (380.5 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.



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