





# 48 Church Road

Barnton, Northwich

- Charming Character Cottage
- Beautifully Presented Throughout
- Well Proportioned Rooms
- Large Living Room
- Modern Fitted Kitchen
- Downstairs Shower Room
- Double Bedroom with Period Fireplace
- Walk Through First Floor Bathroom
- Colourful Cottage Garden
- Easy On Road Parking

Introducing this delightful 1 bedroom end-of-terrace house, a charming character cottage that exudes warmth and cosiness in every corner. The property is immaculately presented throughout, boasting well-proportioned rooms that offer comfortable living spaces.

Upon entry, you are greeted by a large living room that serves as the heart of the home, perfect for relaxation and entertaining guests. The modern fitted kitchen provides a stylish and functional space for culinary endeavours, while the downstairs shower room adds convenience to every-day living.

Ascending the stairs, you will find a double bedroom adorned with a period fireplace, adding a touch of character and warmth to the room. The walk-through first-floor bathroom offers a tranquil retreat for relaxation after a long day.

The property's colourful cottage garden adds a splash of vibrancy to the outdoor space, providing a serene setting for al fresco dining or simply unwinding amidst nature. Additionally, easy on-road parking ensures hassle-free accessibility for both residents and visitors.

Situated in a sought-after location, this enchanting character cottage offers a unique blend of traditional charm and modern





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Barnton is a small village located approximately two miles north of Northwich, it's a family friendly village with some great local amenities. There are three supermarkets, Co-op located in the centre of the village, Spar housed in the filling station at the top of the village on Runcorn road and there is a Premier store at the end of Oakwood Lane. Oakwood Medical Centre is situated next to the Co-op and there are two local Chemists. Three railway stations serve the area with the West Coast Main Line service running through Hartford and Acton Bridge, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or Northwich stations. The A49 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles. There is a well regarded Primary Schools in the village with an excellent high school in nearby Weaverham. Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

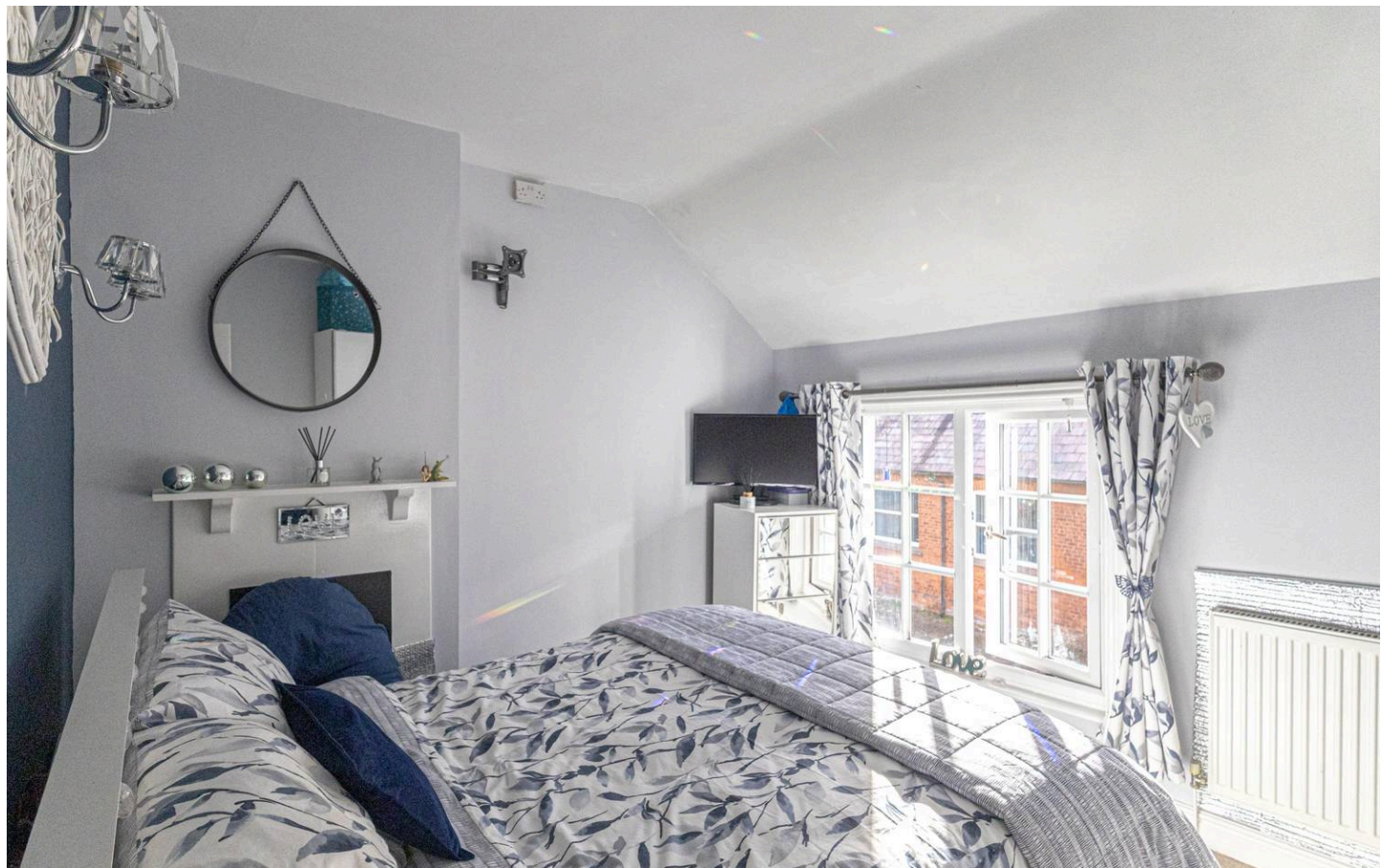
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

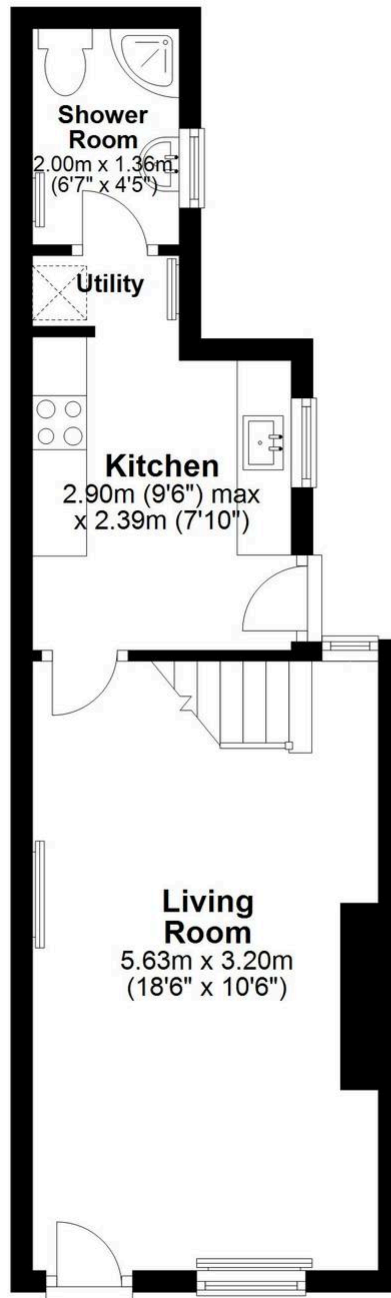
EPC Environmental Impact Rating: E

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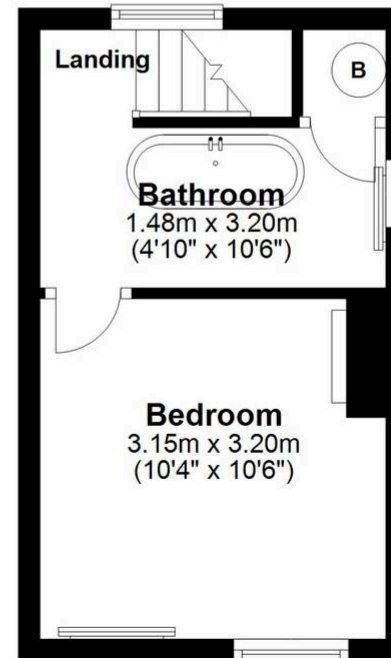
## Ground Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



## First Floor

Approx. 18.0 sq. metres (193.8 sq. feet)



Total area: approx. 46.8 sq. metres (504.0 sq. feet)





## Williams Estates

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