



69 Blackcroft Avenue, Barnton, Northwich, Cheshire, CW8 4HP
£395,000

No Onward Chain... This well presented four bedroom detached property is situated in a cul de sac location in the popular village of Barnton and is an ideal purchase for the growing family. Within walking distance of the local school, shops and other amenities close to hand as well giving easy access to excellent commuter routes and is warmed by gas central heating which is complemented with uPVC double glazed windows and doors. In brief the accommodation comprises porch, entrance hall, lounge diner, study, kitchen, utility room and W.C, on the ground floor whilst to the first floor there is the primary bedroom with ensuite facilities, three further bedrooms and a well appointed family shower room. Externally the property is approached via a generous driveway providing off road parking for several vehicles whilst to the rear is large mature garden with lawned sections and has an abundance of flowers and shrubs and two patio seating areas.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Ground Floor

Porch And Entrance Hall

Lounge

26'03" x 14'11"

1 x uPVC window to the front elevation 1 x uPVC sliding door to the rear elevation.

2 x Radiators

Study 11'00" x 11'01"

1 x uPVC double glazed window to the front elevation

1 x Radiator

Kitchen 9'11" x 14'02"

1 x uPVC double glazed window to the rear elevation.

Fitted with a range of wall and base units with work surfaces over incorporating insert stainless steel sink with mixer tap, integrated fridge, integrated microwave, space for range cooker with extraction hood over. 1 x Radiator.

Utility Room 6'03" x 6'04"

1 x uPVC glass panel door to the rear elevation.

Fitted with wall mounted storage cupboard and work surface with plumbing for a washing machine and dishwasher.

W.C. 3.05" x 4'06"

fitted with a low level toilet and wash hand basin. 1 x Radiator

First Floor

Landing

Primary Bedroom 16'07" x 12'04"

1 x uPVC double glazed window to the front elevation.

1 x Radiator.

Ensuite

8'00" x 6'11"

1x uPVC double glazed opaque glazed window to the front elevation

Fitted with a three piece suite comprising walk in shower cubicle, low level w.c. and wash hand basin set in vanity unit. Chrome heated towel rail.

Bedroom Two 9'04" x 15'00" max

1 x uPVC double glazed window to the rear elevation.

1 x Radiator.

Bedroom Three 11'08" x 11'02"

1 x uPVC double glazed window to the front elevation.

1 x Radiator.

Bedroom Four 9'04" x 12'06"

1 x uPVC double glazed window to the rear elevation.

Family Shower Room 9'11" x 4'03"

1x uPVC double glazed opaque glazed window to the rear elevation

Fitted with a three piece suite comprising walk in shower cubicle, low level w.c. and wash hand basin set in vanity unit. Chrome heated towel rail.





Total area: approx. 141.3 sq. metres (1521.2 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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