

***Acorn House, 129a Runcorn Road, Barnton, Northwich, Cheshire,  
CW8 4HA  
Offers Over £390,000***

*Step into this incredible four-bedroom family home, which features a terrific internal layout and private rear garden. The popular village of Barnton has lots of local amenities and for those who value accessibility, the location is superbly connected, offering easy commutes to the M56. This impressive property welcomes you with an entrance hallway that leads to a convenient guest WC, perfect for visitors. The ground floor features a spacious and inviting Lounge, ideal for family relaxation and the dining room ideal for entertaining. The modern kitchen, designed with both style and practicality in mind, boasting sleek cabinetry and the utility room completes the ground floor accommodation. Upstairs, the property offers four well-proportioned bedrooms, three of which are generous doubles, providing plenty of space for family members or guests. The main bedroom benefits from an ensuite, while the additional bedrooms share a stylish and modern family bathroom. Externally there is off road parking, a garage and an enclosed rear garden.*

## Accommodation

### **ENTRANCE HALL**

*Accessed via the entrance door, feature column wall mounted radiator, tiled flooring, doors to the lounge, kitchen, dining room and guest WC, stairs rise to the first floor.*

### **LOUNGE 20' 2" x 8' 0" (6.15m x 2.44m)**

*With a double glazed bay window to the front elevation with feature shutters and double glazed French doors which lead to the garden. Feature column wall mounted radiator and laminate flooring.*

### **DINING ROOM 11' 4" x 9' 0" (3.47m x 2.76m)**

*With a double glazed bay window to the front elevation, fitted with feature shutter. Feature column wall mounted radiator and panelled walls, laminate flooring.*

### **KITCHEN 11' 4" x 10' 9" (3.46m x 3.30m)**

*With a double glazed window to the rear elevation which over looks the garden, access to the utility room. Fitted with a range of units with worksurface over incorporating a sink unit and a instant hot water, filtered tap. New integrated dish washer (guaranteed for 10 years), space for fridge freezer, larder unit with feature lighting, Rangemaster oven and hob, tiled flooring and feature column wall mounted radiator.*

### **UTILITY ROOM 8' 9" x 5' 1" (2.67m x 1.57m)**

*With a double glazed window to the rear elevation. Fitted with a range of base units with worksurface over incorporating a sink unit. Tiled flooring, feature column wall mounted radiator, space and plumbing for washing machine and wall mounted boiler, 18 months old (guaranteed for 10 years)*

### **GUEST WC**

*With a double glazed opaque window to the rear elevation. Fitted with a low level WC and vanity hand wash basin. Useful understairs storage and feature column wall mounted radiator.*

### **LANDING**

*A lovely light and airy landing with a double glazed window to the rear elevation, loft access and doors to the bedrooms and family bathroom.*

### **BEDROOM ONE 12' 5" x 11' 4" (3.79m x 3.47m)**

*What a fantastic main bedroom. With a double glazed window to the front elevation, wall mounted radiator and fitted wardrobes providing hanging and storage space. A door leads to the en-suite.*

### **ENSUITE**

*With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle with rainfall shower. Tiled walls and feature towel rail.*

### **BEDROOM TWO 11' 4" x 9' 4" (3.47m x 2.85m)**

*With a double glazed window to the rear elevation and wall mounted radiator.*

**BEDROOM THREE 10' 5" x 7' 9" (3.20m x 2.38m)**

*With a double glazed window to the front elevation and wall mounted radiator.*

**BEDROOM FOUR 9' 8" x 7' 0" (2.96m x 2.14m)**

*With a double glazed window to the front elevation and wall mounted radiator.*

**FAMILY BATHROOM**

*With an opaque window to the rear elevation. Fitted with a panelled bath with shower over and hand wash basin, low level WC, wall mounted radiator and inset spot lighting.*

**EXTERNALLY**

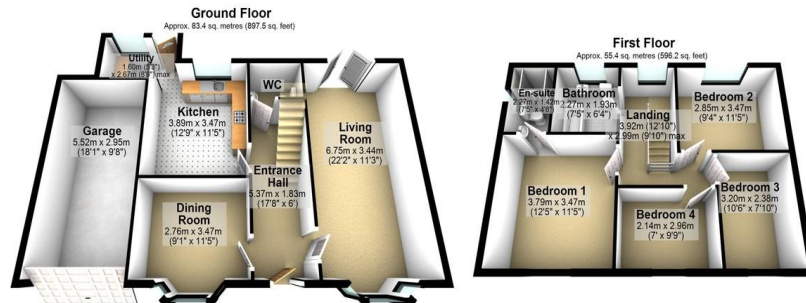
*To the front is a driveway providing generous off road parking and side access to the private rear garden. The rear garden is a superb area for entertaining. With a tiered patio area, feature railway sleepers, laid to lawn area and borders of well stocked shrubs and plants. Ideal for al-fresco dining and a safe haven for children playing.*

**GARAGE 18' 1" x 9' 7" (5.52m x 2.94m)**

*With an up and over door, power and lighting.*







Total area: approx. 138.8 sq. metres (1493.8 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.

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