



***86 Runcorn Road, Barnton, Northwich, Cheshire, CW8 4JD***  
***£450,000 – No onward chain***

*This Victorian home is nestled back from the road, on a generous, private plot and occupies an enviable position and is ideal for someone who is looking for a property to put their own stamp on. From the moment you arrive, the property's proud heritage is unmistakable. A driveway leads to the property and steps rise to the porch. The ground floor boasts a lounge with feature fireplace, formal dining room, snug, family room, pantry and kitchen to the ground floor. Upstairs, the accommodation offers four generous bedrooms, study and a family bathroom, featuring a four-piece suite. Outside, the wrap around gardens, expansive and beautifully maintained, offer a large lawn bordered by mature trees, hedging, the perfect setting for alfresco dining and summer gatherings, while additional features include a double garage and summer house.*

## Accommodation

### *ENTRANCE PORCH*

*With steps leading to the entrance porch and a door leading to the grand entrance hall.*

### *ENTRANCE HALL*

*As you walk into the grand entrance hall, you are greeted with the wide stair case and feature balustrade, doors lead to the lounge, formal dining room, snug and family room. With useful under stairs storage and a wall mounted radiator.*

### *LOUNGE 12' 4" x 11' 7" (3.78m x 3.55m)*

*With a double glazed bay window to the front elevation and a double glazed window to the side elevation. Feature open fire place and surround and wall mounted radiators.*

### *DINING ROOM 13' 0" x 12' 4" (3.98m x 3.77m)*

*With a double glazed bay window to the front elevation and a double glazed window to the side elevation. Wall mounted radiator. Feature fire place.*

### *SNUG 9' 6" x 12' 5" (2.90m x 3.80m)*

*With a double glazed window to the rear elevation and a door leading to the rear garden. Wall mounted heater and wall mounted radiator.*

### *FAMILY ROOM 11' 10" x 14' 9" (3.63m x 4.52m)*

*With a double glazed window to the side elevation, boiler and cupboards and drawers providing storage, wall mounted radiator.*

### *KITCHEN 7' 11" x 11' 11" (2.43m x 3.65m)*

*With a double glazed window to the side elevation and a door leads to the rear garden. The kitchen is fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Space for cooker, dishwasher, washing machine and dryer.*

### *PANTRY 7' 6" x 6' 10" (2.31m x 2.09m)*

*With a double glazed window to the rear elevation and fitted shelving.*

### *LANDING*

*A lovely light and airy galleried landing, with a double glazed window to the front elevation and wall mounted radiator. Doors lead to the bedrooms, bathroom and Office area.*

### *BEDROOM ONE 12' 5" x 12' 4" (3.81m x 3.78m)*

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

### *BEDROOM TWO 12' 4" x 11' 6" (3.78m x 3.51m)*

*With a double glazed windows to the front and side elevations, wall mounted radiator, fitted furniture providing hanging and storage space and a hand wash basin.*

### *BEDROOM THREE 12' 5" x 10' 8" (3.79m x 3.27m)*

*With a double glazed window to the side elevation, feature fireplace, cupboard housing water tank and cupboard providing storage. Hand wash basin.*



**BEDROOM FOUR 12' 5" x 9' 6" (3.80m x 2.91m)**

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

**OFFICE 7' 7" x 6' 11" (2.33m x 2.12m)**

*With a double glazed window to the rear, loft access and a door leads to the bathroom.*

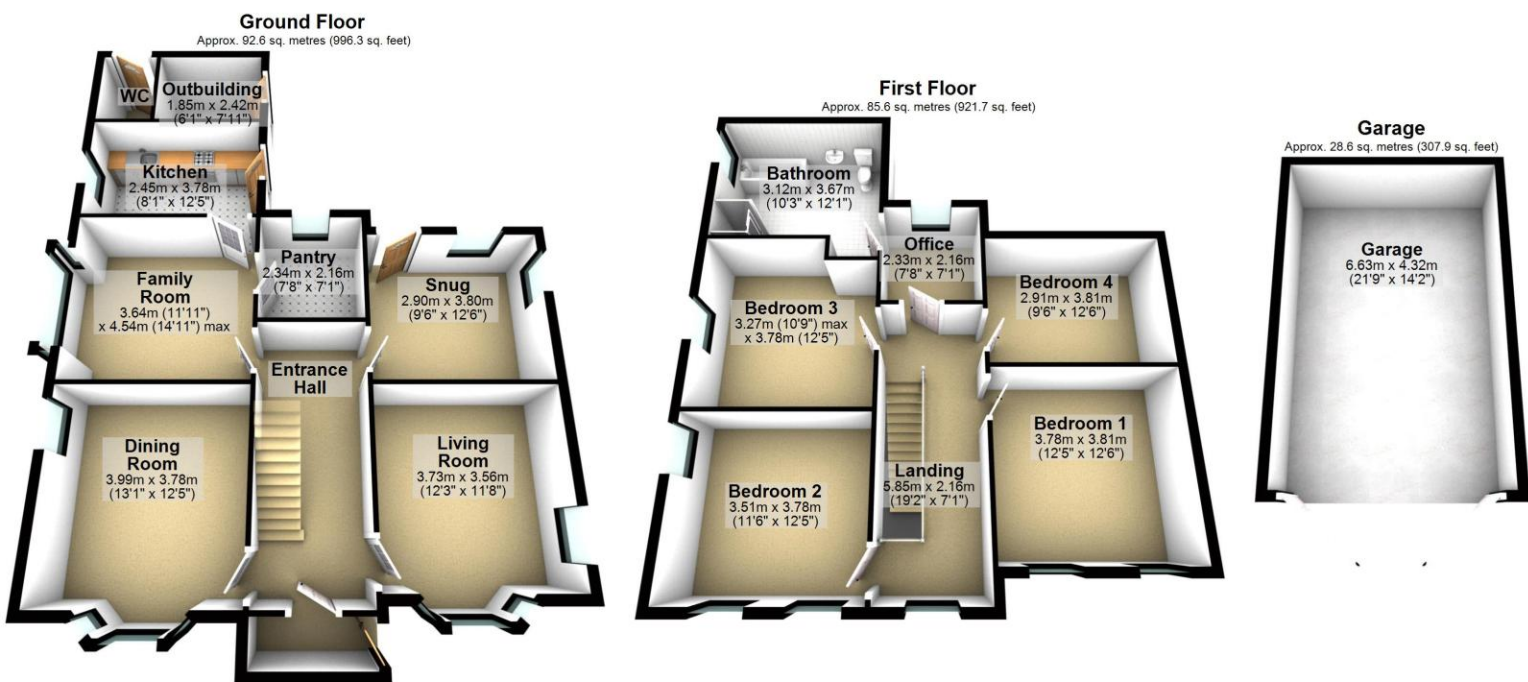
**FAMILY BATHROOM**

*With a double glazed opaque window to the side elevation. Fitted with a four piece suite comprising low level WC, hand wash basin, shower cubicle and shower and paneled bath. Wall mounted radiator.*

**EXTERNALLY**

*The property is set on an enviable and elevated plot. With a driveway providing ample off road parking and leading to the brick built double detached garage with power and water. Wrap around gardens with well established shrubs and trees. Laid to lawn, feature summer house. This is a superb garden to entertain in and alfresco dining. There is an outside WC and brick built storage shed.*





Total area: approx. 206.8 sq. metres (2225.9 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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