



***57 Townfield Lane, Barnton, Northwich, Cheshire, CW8 4LJ***  
***£250,000 – No onward chain***

*Offered for sale with no onward chain, this extended semi-detached home features a large, private rear garden and is located in the highly sought after location of Barnton. The property welcomes you with an inviting entrance hall, leading to a spacious lounge, a well-presented kitchen and diner, and a bright conservatory overlooking the garden. To the first floor are three bedrooms and a family bathroom. Externally, the home benefits from a driveway providing ample off-road parking, while to the rear there is a generous and private garden—ideal for families, entertaining, or simply relaxing. Viewing is essential to fully appreciate everything this wonderful home has to offer.*

## Accommodation

### *Entrance Hallway:*

*Accessed via the entrance a door leads to the lounge and kitchen , useful understairs storage and stairs rise to the first floor.*

*Lounge 11' 9" x 10' 6" max ( 3.58m x 3.20m max )*

*With a double glazed window to front elevation, gas fire and wall mounted radiator.*

*Kitchen 16' 8" max x 8' 1" max ( 5.08m max x 2.46m max )*

*With a double glazed window to rear elevation, wall radiator, gas hob and electric oven, space and plumbing for washing machine, tumble dryer and fridge freezer; archway leading to dining room..*

*Dining Room 19' 6" x 7' 2" ( 5.94m x 2.18m )*

*With a double glazed window to front elevation, wall mounted radiators and double doors leading to through to the conservatory.*

*Conservatory 16' 6" x 7' ( 5.03m x 2.13m )*

*Built on a dwarf wall with double doors leading to rear garden and double doors leading through to dining room.*

### *First Floor*

#### *Landing*

*Doors lead to all rooms.*

*Bedroom One 12' x 10' 1" max ( 3.66m x 3.07m max )*

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

*Bedroom Two 10' 1" x 8' 3" ( 3.07m x 2.51m )*

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

*Bedroom Three 8' 4" max x 6' 4" max ( 2.54m max x 1.93m max )*

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

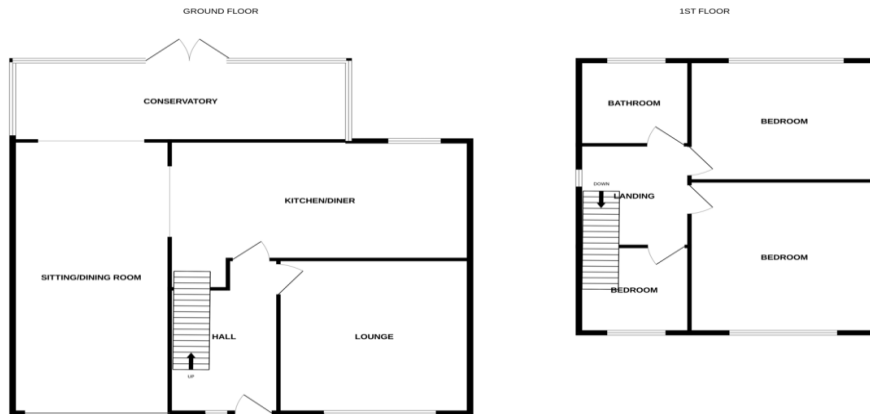
*Bathroom 6' 4" x 5' 7" ( 1.93m x 1.70m )*

*Fitted with a suite comprising low level WC, hand wash basin, panelled bath with shower over, double glazed frosted window to rear elevation and wall mounted radiator*

### *Externally:*

*A Driveway to the front provides off road parking for several vehicles. The private rear garden is mainly laid to lawn with shrub borders and patio seating area.*





Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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