



Wright Marshall  
Estate Agents

86 CHURCH ROAD, BARNTON, NORTHWICH  
CW8 4JE

OFFERS IN THE REGION OF £140,000



Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

Spacious end-terraced property with a deceptively large rear garden with huge potential to build a home studio

## Description

Purchased by the current vendor over 20 years ago this property has been modernised throughout and is the perfect opportunity for a first time buyer or buy to let investor.

This unique property is a spacious end-terrace with the added advantage of a deceptively large enclosed rear garden with side access from Church Road, ideal for an owner occupier looking to build their own home studio for business purposes under permitted development.

Ground floor accommodation comprises spacious lounge through dining room with large double glazed windows to both the front and the rear aspects, flooding the rooms with natural light.

The galley kitchen has a range of integrated appliances including an oven, gas hob and extractor fan with space for an American fridge freezer. There is a large double glazed window to the side aspect and a glass panelled uPVC door to the rear garden.

First floor accommodation comprises two spacious bedrooms, both with a double glazed window and the brand new modern three piece family bathroom is located off the second bedroom.

Externally you will find a sizeable store housing the new Baxi combi boiler, plumbing for a washing machine and space for a tumble dryer if required, an external WC, a large flagged area to the side aspect which could be used for further storage space such as a shed if required and the large enclosed rear lawned garden.

Barnton is perfectly positioned within close proximity to the A49 connecting commuters to the M56 and M6 motorways.

The closest train stations are Greenbank and Acton Bridge both of which are only a 10 minute drive away and for those who don't drive there is a regular bus route on Runcorn Road connecting commuters to Northwich town centre.

Local schools include Barnton Community Primary School & Nursery, Hartford High School and Weaverham High School, all within a 10 drive away.

Local amenities include the Co-operative in Barnton located on Lydyett Lane just a 2 minute walk away and for larger supermarkets and restaurants Northwich town centre is just a 10 minute drive away.

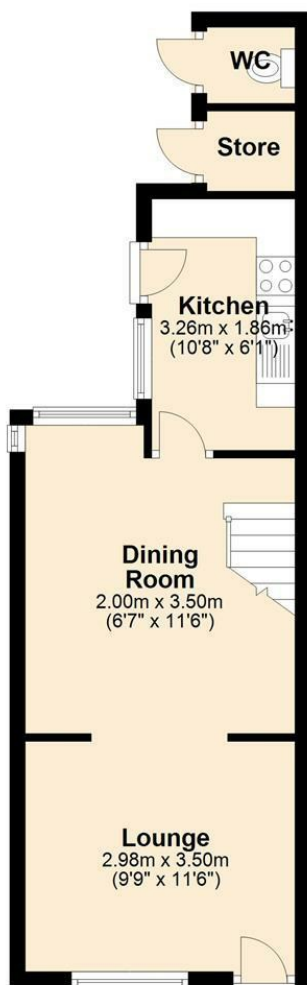






## Ground Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 61.9 sq. metres (666.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**Wright Marshall**  
Estate Agents



4 The Bull Ring  
Northwich  
Cheshire  
CW9 5BS

[www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)  
T. 01606 41318

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements