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Estate Agents

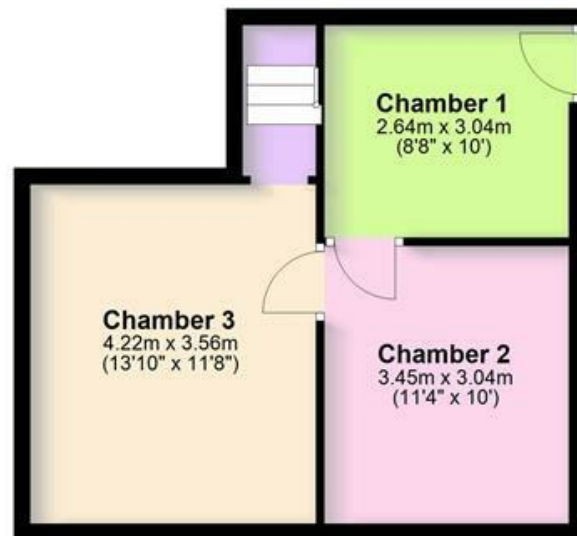
83 RUNCORN ROAD, BARNTON, NORTHWICH
CW8 4EU

OFFERS IN THE REGION OF £235,000



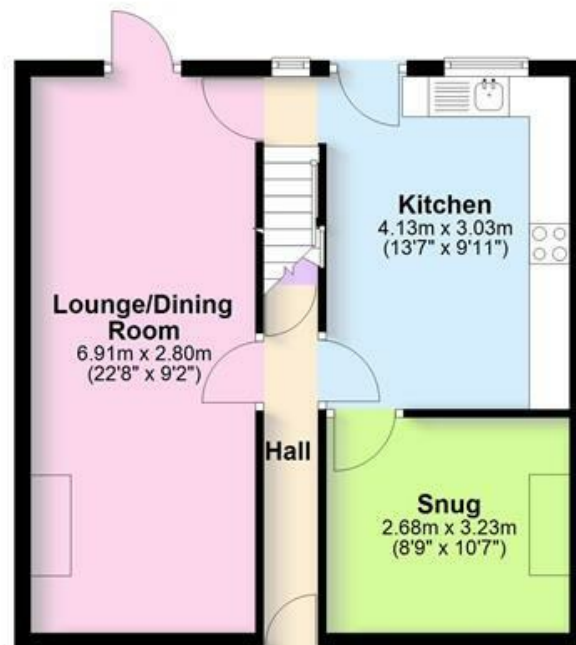
Basement

Approx. 36.3 sq. metres (390.4 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Second Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 129.4 sq. metres (1392.5 sq. feet)

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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A modernised chain free period property with three double bedrooms, a cellar and a separate workshop located in Barnton

DESCRIPTION

Purchased by the current vendor nine years ago this property has been completely refurbished back to brick and is the perfect opportunity for downsizers.

Particular mention must be made of the rear garden which has great potential and simply needs a buyer with vision to implement their own personal stamp such as by building a contemporary raised deck with a home office underneath as shown in the photographs.

Externally the property is positioned on Runcorn Road with the adjoining workshop with its own private entrance, the vendor has an agreement with the neighbour which allows them to park one car opposite the property for an annual fee which the neighbour is prepared to continue to honour.

Ground floor accommodation comprises entrance hall with laminate flooring and provides access to the kitchen, lounge/dining room and the cellar which houses the washing machine and could easily be converted into a second reception room/study.

The kitchen has laminate flooring, provides access to the snug, has a range of low level and eye level units, a glass panelled upvc door and a double glazed window to the rear aspect and a range of integrated appliances including an extractor hood, family sized dishwasher and space for the gas cooker and fridge/freezer.

The dual aspect lounge/dining room measures over 22 ft by 9 ft creating a light and airy reception room with a feature gas fireplace, a double glazed window to the front aspect and a glass panelled upvc door to the rear aspect.

Upstairs comprises landing with access to the insulated loft space, three double bedrooms, a modern three piece family bathroom and a modern three piece en-suite shower room.

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

The closest train stations are Greenbank (Chester-Manchester) and Acton Bridge (West Coast Main Line) both of which are only a 10 minute drive away and for those who don't drive there is a regular bus route on Lydyatt Lane connecting commuters to Northwich town centre.

Local schools include Barnton Community Primary School & Nursery located only a 5 minute walk away, 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.