

property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk

property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

>> **price**

£270,000

Tenure: Freehold

>> **key features**

- > Extended Three Bedroom Semi Detached Property
- > Lounge, Dining Room and Extended Kitchen
- > Highly Sought After Barnton Location
- > Council Tax Band C
- > Driveway Parking for Several Vehicles
- > Close to Schools and Transport Links
- > EPC Rating: D

>> **short description**

IMMACULATELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY IN A HIGHLY SOUGHT AFTER BARNTON LOCATION!

>> **long description**

IMMACULATELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY IN A HIGHLY SOUGHT AFTER BARNTON LOCATION! In brief the property comprises: entrance hall, downstairs WC, lounge, dining room, kitchen, utility room, three well proportioned bedrooms, bathroom and WC. Externally the property boasts driveway parking for several vehicles and a well maintained private garden to the rear. Ideally located to offer close and easy access to the excellent schools, amenities and transport links of the area, this property simply ,must be viewed!

>> **directions**

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk

property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

>> **room description**

Entrance Hall

Entrance door, stairs to first floor, under stairs storage and radiator

Downstairs Wc

Low level WC, hand wash basin, double glazed window to side aspect.

Lounge

17' x 9' (5.18m x 2.74m)

Double glazed window to front aspect, feature fire in surround and radiator

Dining Room

16' x 11' (4.88m x 3.35m)

Sliding doors to rear aspect and double glazed window to side aspect.

Kitchen

22' x 6' (6.71m x 1.83m)

Range of fitted wall and base units with contrasting work surfaces over space for oven, washing machine and tumble dryer and dishwasher. Integrated fridge/ freezer. Door to side aspect and double glazed windows to rear and side aspects

Bedroom One

13' x 9' (3.96m x 2.74m)

Double glazed window to front aspect, built in wardrobes and radiator

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m)

Double glazed window to rear aspect and radiator

Bedroom Three

9' 10" x 6' (3.00m x 1.83m)

Double glazed window to front aspect, built in storage and radiator

Bathroom

Bath with shower over, low level WC, hand wash basin, storage cupboard, heated towel rail, double glazed window to side aspect and spotlights

Wc

Low level WC. Double glazed window to side aspect and spotlights

External

Driveway parking with space for three vehicles. Private rear garden which is laid to lawn with patio seating area, shrub borders and two sheds

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk

property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk

property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk

property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

>> **property images**



Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 E northwich@swetenhams.co.uk

property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

>> **property images**



Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 E northwich@swetenhams.co.uk

property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

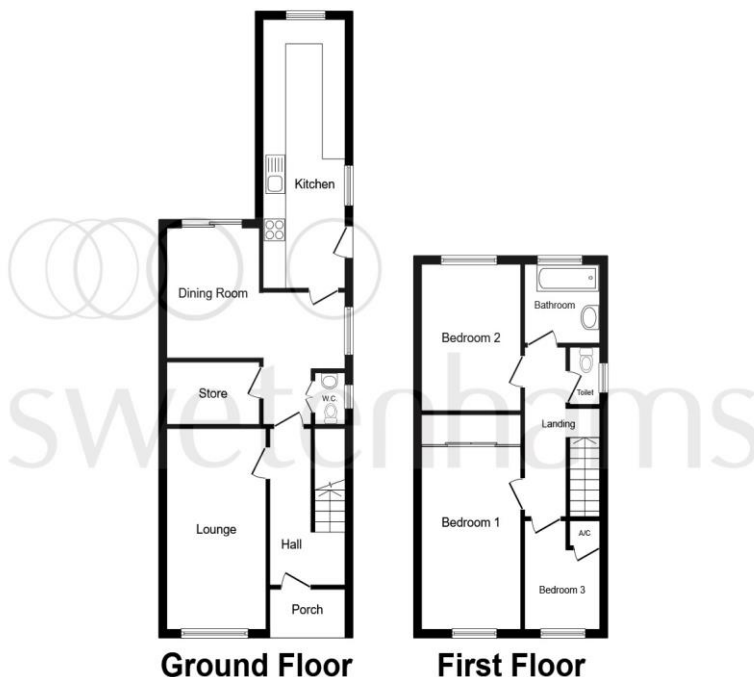
property details **approval form**

1 The Orchard, Townfield Lane, Barnton, Northwich, Cheshire, England, CW8 4LT

Date: 20 April 2024

Property Ref and Version: NRT107499 - 0007

>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

Eleanor Morgan		
Mrs C. Price		

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk