

The Orchard Townfield Lane, Barnton Northwich CW8 4LT



welcome to

The Orchard Townfield Lane, Barnton Northwich

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













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

 $17^{\prime}\,$ x $9^{\prime}\,$ (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' ($6.71m \times 1.83m$) 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, hand wash basin, storage cupboard, heated towel rail, double glazed window to side aspect and spotlights

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

External

Wc

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





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The Orchard Townfield Lane, Barnton Northwich

- 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

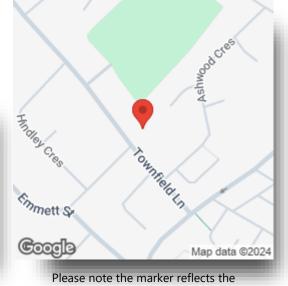
Tenure: Freehold EPC Rating: D

offers over

£250,000







postcode not the actual property

The Property Ombudsman

Property Ref: NRT107499 - 0015 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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