



**Blackcroft Avenue, Barnton Northwich CW8 4HP**



**welcome to**

**Blackcroft Avenue, Barnton Northwich**

SPACIOUS INDIVIDUALLY DESIGNED THREE BEDROOM FAMILY HOME BOASTING A QUIET CUL DE SAC POSITION WITH STUNNING OPEN VIEWS TO THE REAR AND NO UPWARD CHAIN!



### **Entrance Porch**

Entrance door and door leading to entrance hall

### **Entrance Hall**

Large formal entrance hall with stairs to first floor and radiator

### **Downstairs Cloakroom**

Low level WC and hand wash basin

### **Lounge**

11' 10" x 10' 10" ( 3.61m x 3.30m )

Double glazed window to front aspect and radiator

### **Dining Room**

12' 10" x 10' 10" ( 3.91m x 3.30m )

Double glazed window to rear aspect and radiator

### **Kitchen**

10' 10" x 8' 1" ( 3.30m x 2.46m )

Range of wall and base units with work surfaces over, space for oven, washing machine and fridge/ freezer, sink and drainer unit, double glazed window to rear aspect and door to side aspect

### **Bedroom One**

11' 11" max x 10' 11" ( 3.63m max x 3.33m )

Double glazed windows to rear and side aspects, built in wardrobe and radiator

### **Bedroom Two**

11' 11" x 10' 10" max ( 3.63m x 3.30m max )

Double glazed window to front aspect and radiator

### **Bedroom Three**

10' 11" max x 8' ( 3.33m max x 2.44m )

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

### **Shower Room**

Shower cubicle, hand wash basin, airing cupboard and double glazed window to front aspect. Separate WC and double glazed window to front aspect

### **External**

Double garage (17 ft x 15ft) with power, light, up and over front door and door to rear. Utility Room and door leading to garage, large private rear garden which is mainly laid to lawn with mature shrub borders, apple trees, vegetable plot, patio seating area and gated access



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## Blackcroft Avenue, Barnton Northwich

- Individually Designed Family Home
- Stunning Open Views to the Rear
- Quiet Cul De Sac Position
- Potential to Extend
- Council Tax Band D

Tenure: Freehold EPC Rating: D

offers over

**£315,000**



Please note the marker reflects the postcode not the actual property

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