



ROYAL FOX

... ultimate estate agency

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Key Features

- Large Semi Detached Cottage
- Three Generous Bedrooms
- High Vaulted Ceilings
- Wood Burning Stove
- En-Suite & Guest WC
- Large Private Rear Garden
- Breakfast Kitchen
- Potential to Add Further Value
- Select Development



Main Description ... SEMI DETACHED CHARACTER COTTAGE - SPACIOUS LAYOUT - THREE DOUBLE BEDS & EN-SUITE -

SCOPE TO ADD FURTHER VALUE ... Royal Fox are pleased to offer with NO CHAIN this characterful & spacious home situated on a small select development, offering ideal family accommodation. No.6 has undergone recent improvement by the current owners however offers buyer's scope to add further value and put their own stamp on. Warmed by gas fired central heating (combination system) the property comprises of: Entrance Hall, Dining Room/Office, Dual Aspect Lounge equipped, Breakfast kitchen & Guest WC. To the first floor are three double bedrooms with **ATTRACTIVE HIGH VAULTED CEILINGS**, with En-Suite to the master, as well as family bathroom. The Cottage sits on a good sized plot with a large & private rear garden & unofficial parking space to the front. Sitting in a small select Cul-De-Sac within the village of Barnton, good access is afforded via the A49 to the nearby M6 & M56 motorway networks. Northwich Town Centre is approx. 2.5 miles away offering a wide range of shops & services including multi screen Odeon cinema. **INTERNAL VIEWINGS COME HIGHLY RECCOMENDED BY THE FOX.**

- Approx Sq Footage: 1324 (123 Sq M)
- Tenure: Freehold
- Council Band: C
- EPC Rating: D
- Parking Arrangements: Unofficial Parking Space



6 Plumbs Fold
Barnton Northwich

Asking Price
£242,500



Accommodation

Entrance Hall 16' 5" x 6' 7" (5m x 2m)

Dining Room/Office 9' 3" x 17' 6" (2.81m x 5.33m)

Dual Aspect Lounge 20' 8" x 11' 0" (6.31m x 3.36m)

Breakfast Kitchen 11' 6" x 17' 6" (3.5m x 5.33m)

Guest WC 4' 4" x 3' 8" (1.31m x 1.13m)

Landing 11' 6" x 8' 6" (3.5m x 2.6m)

Bedroom One 12' 2" x 16' 7" (3.72m x 5.05m)

En-Suite 8' 6" x 6' 1" (2.59m x 1.85m)

Bedroom Two 9' 3" x 15' 7" (2.81m x 4.76m)

Bedroom Three 11' 0" x 11' 6" (3.36m x 3.50m)

Bathroom 8' 6" x 6' 7" (2.59m x 2m)





*“Put your property
in our hands...”*



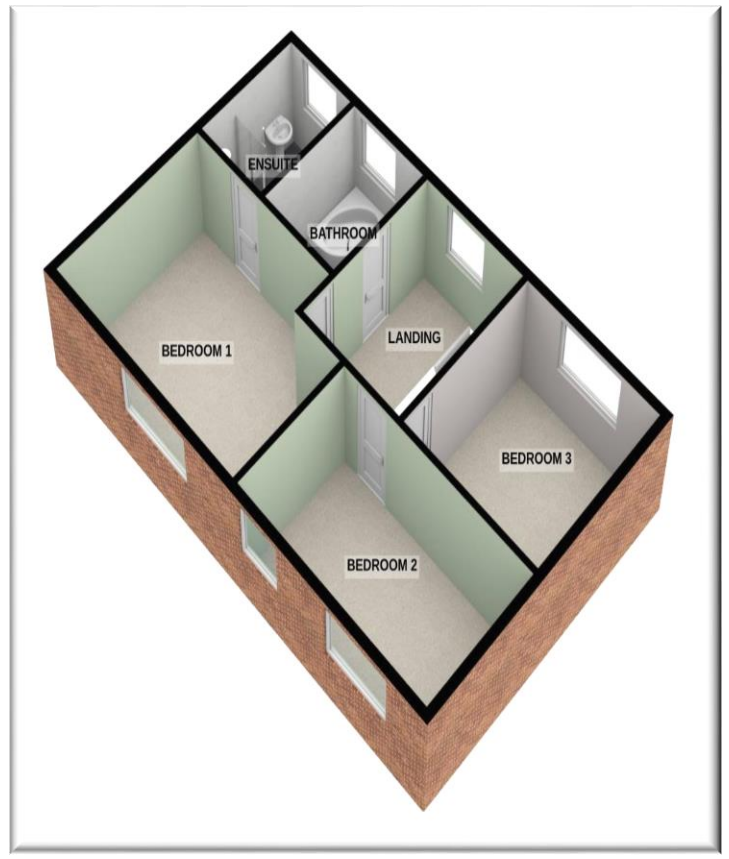
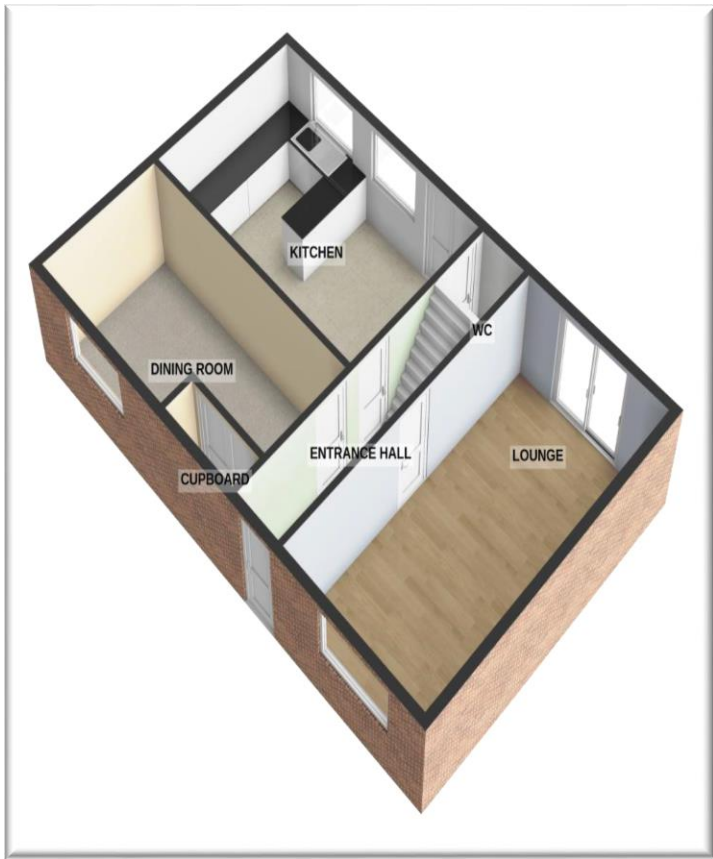
*“Ultimate Estate
Agency....From The Fox”*

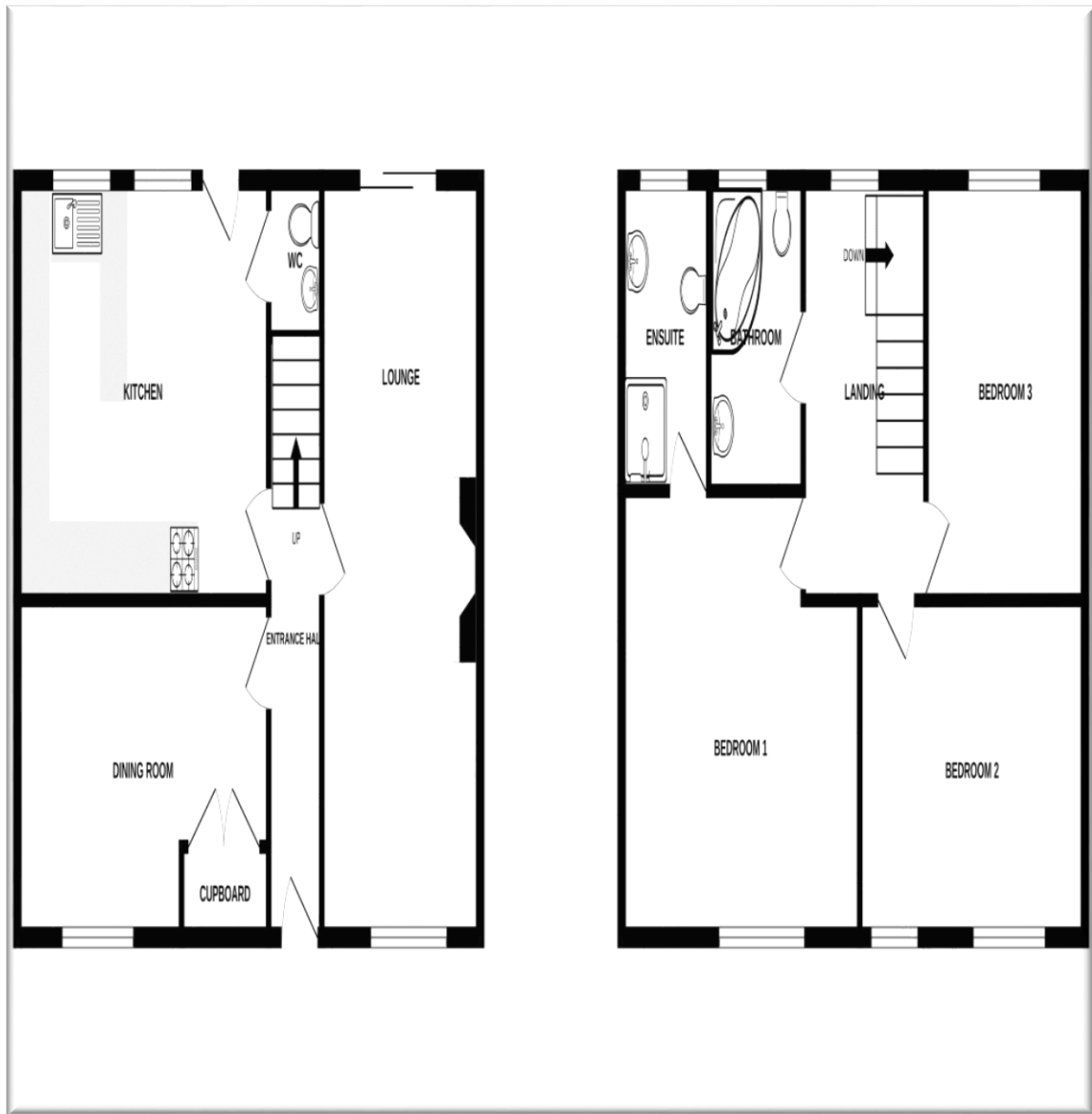
**Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Proceed out of Northwich along the (A533) Winnington Lane. Continue up the hill and straight across two sets of traffic lights and over the swing bridge turning left onto Runcorn Road at the junction with Soot Hill. Proceed up the hill towards Barnton carry on along Runcorn Road turning left onto Plumbs Fold.

“Call The Fox NOW for your FREE valuation”



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Services Connected: Electric, Gas, Water, (Meter) Sewage
- Council Band: C
- Parking Arrangements: Street Parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.