



# ROYAL FOX

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- Semi Detached True Bungalow
- Spacious & Versatile
- 2/3 Generous Bedrooms
- Driveway & Carport
- South Facing Rear Garden
- Breakfast Kitchen
- Popular Locke Estate Location
- GFCH & Double Glazing
- Viewings Advised



**Main Description ... SEMI DETACHED TRUE BUNGALOW - 2/3 GENEROUS BEDROOMS - BREAKFAST KITCHEN - SOUTH FACING REAR GARDEN ...** Royal Fox Estates are pleased to offer with **NO ONWARD CHAIN** this spacious & versatile semi detached bungalow located on the highly regarded Locke Estate in Barnton. The home offers an impressive amount of internal space and large rooms giving plenty of scope for a buyer to add value & make their own. The property benefits from gas fired central heating (combination system) & UPVC double glazed windows.

**ACCOMMODATION:** The home comprises briefly: Porch, Entrance Hall, Lounge, Fitted Breakfast Kitchen with built in hob & oven. (white goods included) The inner hall leads to 3 excellent sized back rooms that can be utilised as 3 bedrooms, an additional reception room or leaves plenty of scope to reconfigure to a buyer's wants & needs. Finally off the inner hall is a modern Shower Room/WC.

**OUTSIDE:** The home stands in a generous plot, to the front is a well kept, low maintenance front garden and long driveway with carport for plenty of off road parking. To the rear a **SOUTH FACING LANDSCAPED REAR GARDEN** with patio area & step up to a cobblestone upper tier.

**LOCATION:** Located on the highly regarded Locke Estate in Barnton, outdoor pursuits & attractions can be found close by with Marbury Country Park & Anderton Boat Lift / Nature Park within walking distance. Easy access is afforded via the A49 to the nearby M6 & M56 motorways. Northwich Town Centre is approx. 2.5 miles away offering a wide range of shops, services, major supermarkets and Odeon Cinema.

- Approx Sq. Footage: 1152 (107 Sq M)
- Council Band: C
- Tenure: Freehold
- Mains Connected: Electric, Gas, Water, Sewage
- EPC Rating: D
- Parking Arrangements: Driveway/Carport



96 Elmwood Road  
Barnton Northwich

Guide Price  
**£255,000**



## Accommodation

**Porch** 3' 6" x 5' 9" (1.07m x 1.76m)

**Entrance Hall** 3' 7" x 5' 9" (1.1m x 1.76m)

**Lounge** 18' 0" x 10' 11" (5.48m x 3.34m)

**Breakfast Kitchen** 13' 11" x 11' 7" (4.25m x 3.53m)

**Inner Hall** 7' 1" x 3' 1" (2.15m x 0.95m)

**Bedroom One** 12' 5" x 11' 0" (3.78m x 3.35m)

**Bedroom Two / Dining Room** 17' 8" x 12' 3" (5.39m x 3.73m)

**Bedroom Three** 17' 8" x 7' 10" (5.39m x 2.38m)

**Shower Room/WC** 7' 0" x 7' 6" (2.14m x 2.28m)





*"Put your property  
in our hands..."*



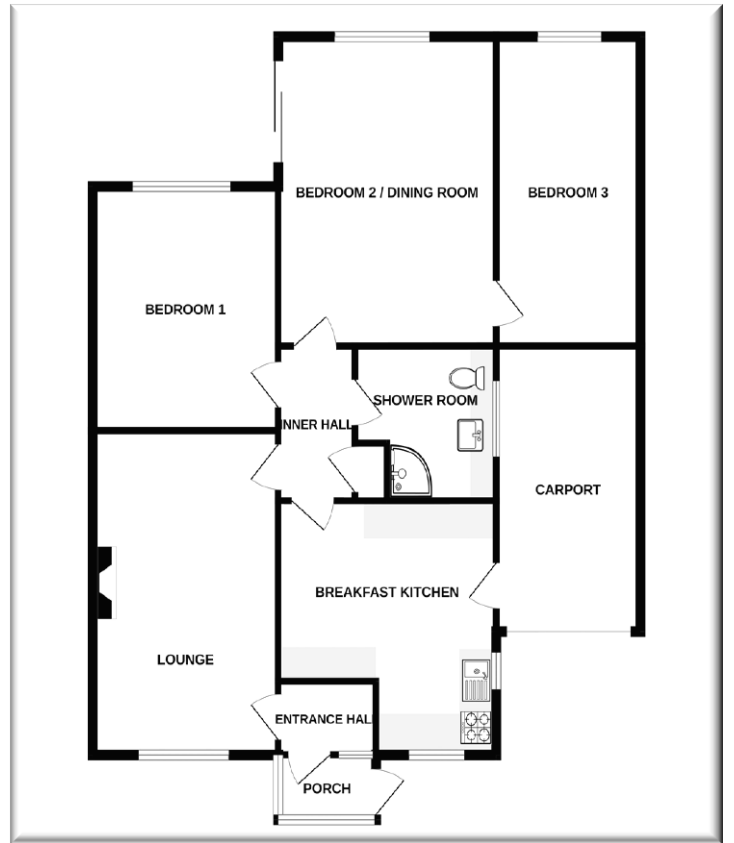
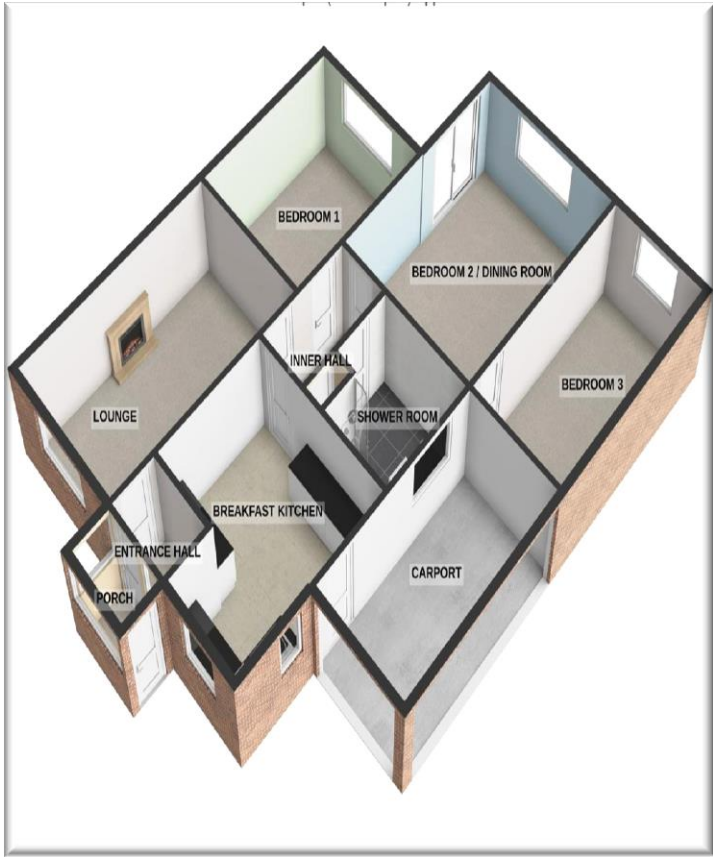
*"Ultimate Estate  
Agency....From The Fox"*

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## Directions

From Northwich leave along the one way system towards Castle crossing, over the bridge. At the traffic lights turn right and proceed along the one way system bearing left onto the A533 Winnington Lane. Pass through Winnington and proceed towards Barton climbing the steep hill then turning right into Manor Drive. From Manor Drive turn left onto Church Road then right onto Lydyett Lane. Turn right onto Laurel Close and first left onto Elmwood Road.

***“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 Connected, Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Driveway/Carport





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

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