



ROYAL FOX

... ultimate estate agency

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Key Features

- Fantastic Detached Home
- Much Improved
- 4/5 Bedrooms
- En-Suite & Guest WC
- Extended Accommodation
- Large Conservatory
- Converted Garage
- Corner Plot
- Great Family Purchase



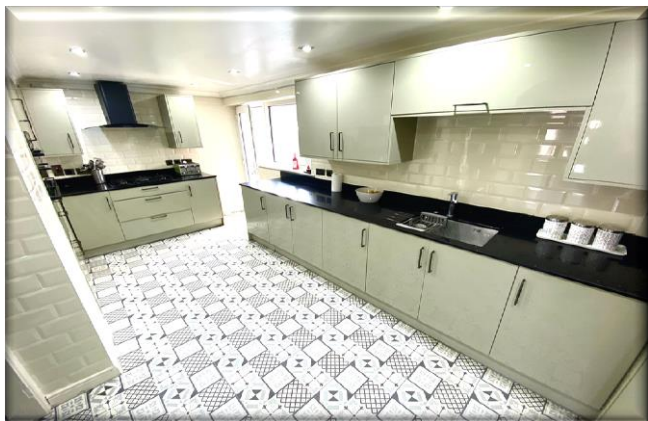
ATTENTION FAMILIES! - ATTRACTIVE & SPACIOUS DETACHED HOME - 4/5 BEDROOMS - GENEROUS CORNER PLOT ... Royal Fox Estates are delighted to offer this spacious detached family home. Benefitting from rear extended accommodation & a converted garage to offer space and versatility, the home has been improved upon further by the current owners & is being offered with the added benefit of **NO ONWARD CHAIN**.

ACCOMMODATION: The property comprises of: Entrance Hall, Family Room/Bedroom, Guest WC, Lounge, Dining Room, modern fitted Kitchen with **BUILT IN APPLIANCES** & large Conservatory. To the first floor are four bedrooms, (with En-Suite Shower Room & separate Dressing Room off the main bedroom) as well as a family bathroom.

OUTSIDE: The home stands at the head of road, on the edge of the highly regarded Locke Estate in Barnton. To the front is a pressed concrete driveway with parking for two cars. To the rear is a very generous & private rear garden that wraps around the side of the property. Laid with artificial turf for low maintenance with a composite decking area. In addition is a large timber summerhouse.

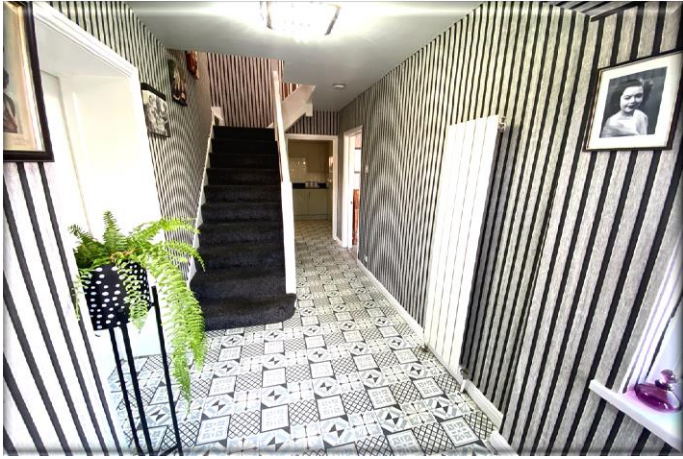
LOCATION: The Locke Estate in Barnton is an extremely popular location for families with its proximity to local schools, nurseries & children's centre located on Townfield Lane. Northwich Town Center is approx. 2.5 miles away with its wide range of shops, services, major supermarkets & national chains. Good access is afforded via the A49 onto the major motorway networks putting nearby cities such as Chester, Manchester & Liverpool within easy reach.

- | | |
|--------------------|---|
| • Tenure: Freehold | • Mains Connected: Electric, Gas, Water, Sewage |
| • EPC Rating: D | • Parking Arrangements: Driveway |
| • Council Band: D | • Approx Sq Footage: 1263 (117.6 Sq m) |



2 Elmwood Road
Barnton Northwich

Guide Price
£350,000



Accommodation

Hall 15' 11" x 5' 11" (4.86m x 1.8m)

Family Room/Bedroom Five 10' 7" x 7' 7" (3.23m x 2.31m)

WC 4' 5" x 5' 7" (1.35m x 1.7m)

Lounge 21' 5" x 11' 5" (6.52m x 3.49m)
Width Reducing to 2.63

Dining Room 10' 2" x 8' 8" (3.1m x 2.63m)

Kitchen 9' 4" x 17' 5" (2.84m x 5.32m)

Conservatory 9' 4" x 15' 10" (2.84m x 4.82m)

Landing 6' 0" x 7' 6" (1.82m x 2.28m)

Bedroom One 11' 9" x 9' 10" (3.57m x 2.99m)

Dressing Room 4' 1" x 7' 3" (1.25m x 2.2m)

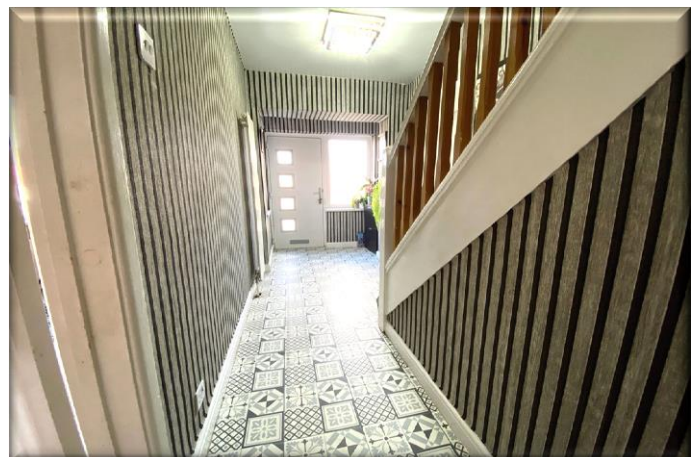
En-Suite Shower Room 3' 10" x 7' 3" (1.17m x 2.2m)

Bedroom Two 13' 9" x 8' 3" (4.19m x 2.51m)

Bedroom Three 10' 10" x 9' 2" (3.3m x 2.8m)

Bedroom Four 7' 2" x 8' 8" (2.19m x 2.63m)

Family Bathroom 7' 9" x 7' 3" (2.37m x 2.21m)





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

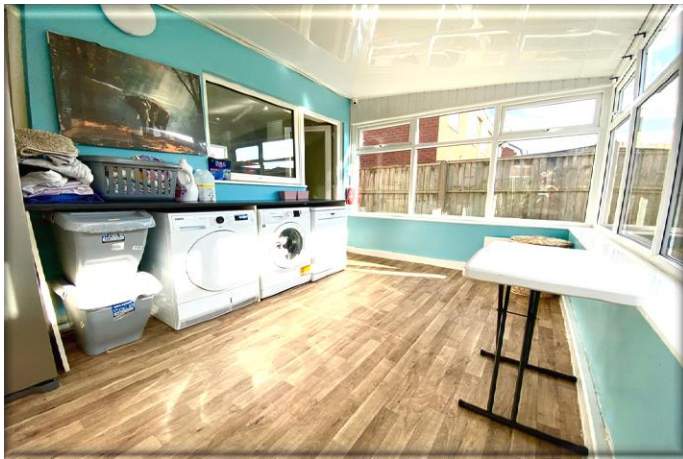


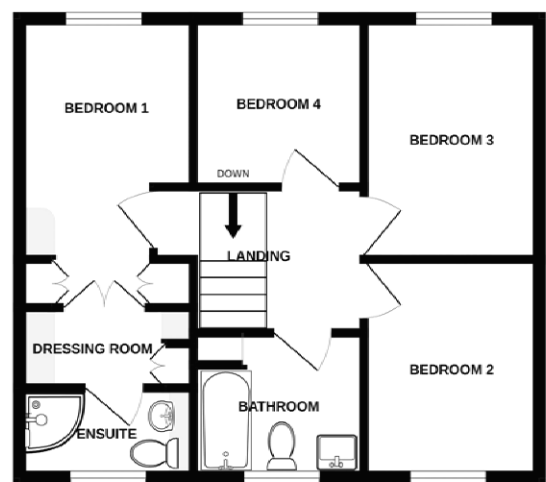
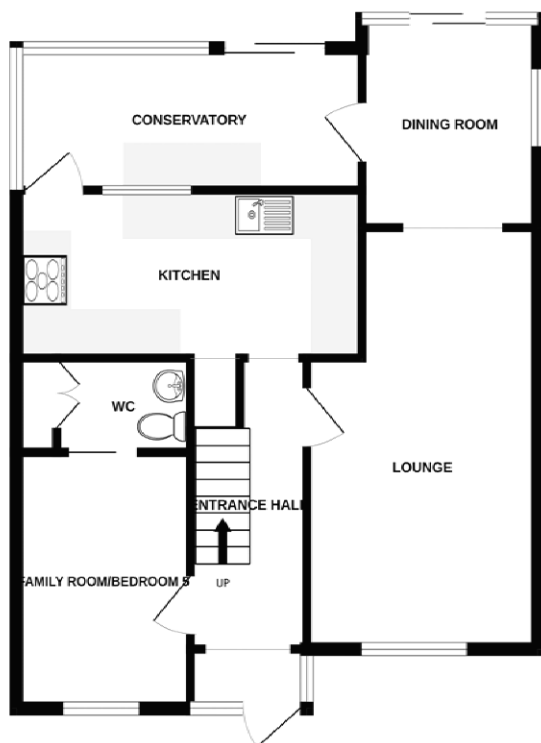
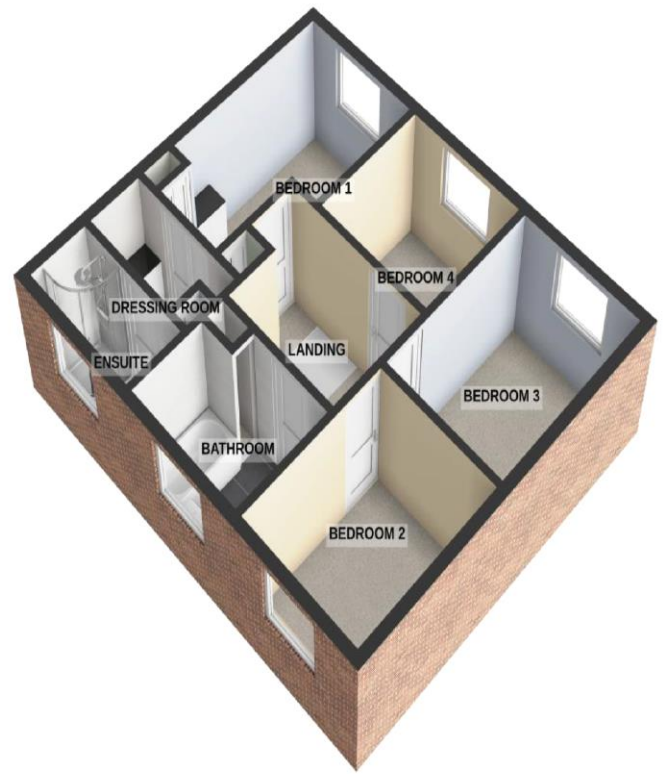
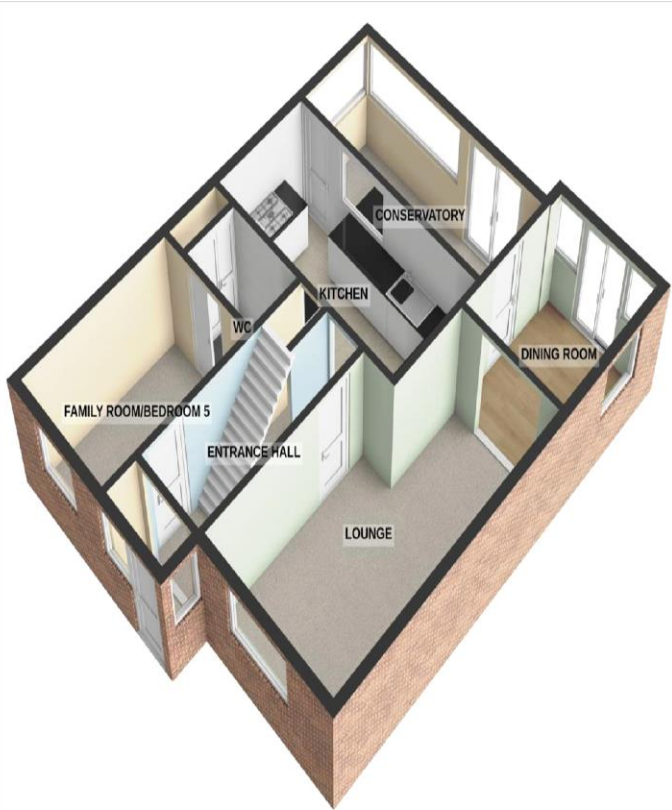
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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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 Barnton 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: D
- Parking Arrangements: Driveway







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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