



ROYAL FOX

... ultimate estate agency

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- Fabulous End Terrace
- Improved to Very High Standard
- Extended to Rear
- Open Plan Living
- Three Bedrooms
- Stunning Living Kitchen
- High Spec Fix & Fittings
- Three Car Driveway
- Ideal Family Purchase



FABULOUS EXTENDED FAMILY HOME - OPEN PLAN LIVING - 3 BEDROOMS - NOT TO BE MISSED! ... Royal Fox Estates are delighted to offer this traditional end terrace home that has undergone a fabulous transformation. Opened up & extended to the rear, the property has been improved to a high standard allowing buyers to immediately enjoy a home equipped for modern day living.

ACCOMMODATION: The property comprises internally of: Entrance Hall, Spacious lounge with WOOD BURNER, Fabulous Living Kitchen/Diner with BUILT IN APPLIANCES, (Inc Dishwasher) large island equipped with Belfast sink, extended to the rear with additional SKYLIGHTS & BI FOLDING DOORS. To the first floor are three bedrooms & a modern combined bathroom/WC.

OUTSIDE: To the front externally the property benefits from a large driveway allowing parking for up to three cars, to the rear is a well kept low maintenance & spacious garden with a large roofed pergola featuring a bar area and hot tub. Further on a play area laid with synthetic grass & concrete garage.

LOCATION: Barnton is ever popular with families for it's proximity to local schools & nurseries as well as outdoor pursuits being found just around the corner with Marbury Country Park & Anderton Boat Lift museum & nature reserve. There is a good range of local amenities within the village and the market town of Northwich is just a 10 minute drive away with many large supermarkets, national chains & multi screen Odeon Cinema.



8 Cross Street
Barnton Northwich

Guide Price
£260,000



- *Approx Sq Footage: 994 (92.2 Sq m)*
- *Tenure: Freehold*
- *Council Band: B*
- *EPC Rating: D*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway*

Accommodation

Storm Porch

Entrance Hall 12' 10" x 5' 6" (3.9m x 1.67m)

Lounge 11' 0" x 12' 8" (3.36m x 3.85m)

Living Kitchen/Diner 19' 8" x 18' 4" (5.99m x 5.59m)

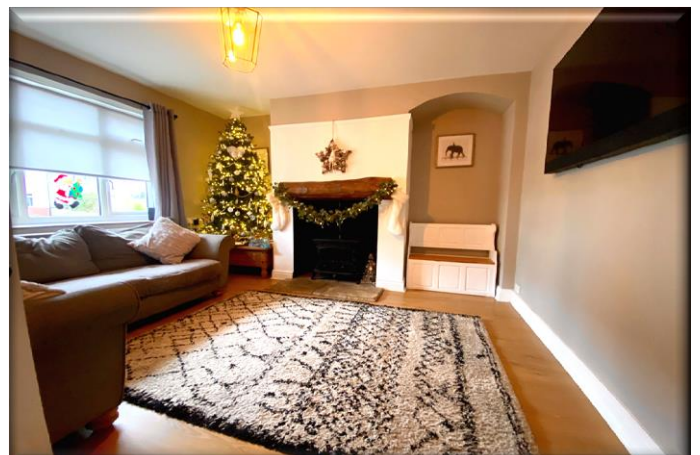
Landing 6' 4" x 7' 2" (1.92m x 2.18m)

Bedroom One 12' 11" x 11' 1" (3.93m x 3.38m)

Bedroom Two 9' 8" x 10' 11" (2.94m x 3.34m)

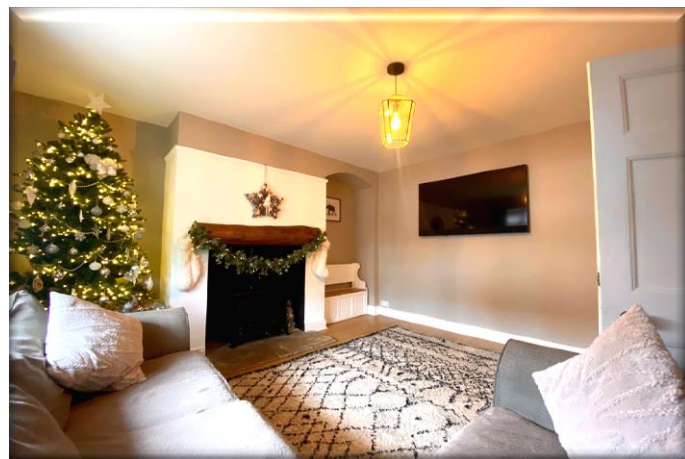
Bedroom Three 9' 0" x 7' 2" (2.74m x 2.18m)

Family Bathroom/WC 6' 7" x 7' 3" (2.00m x 2.21m)





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

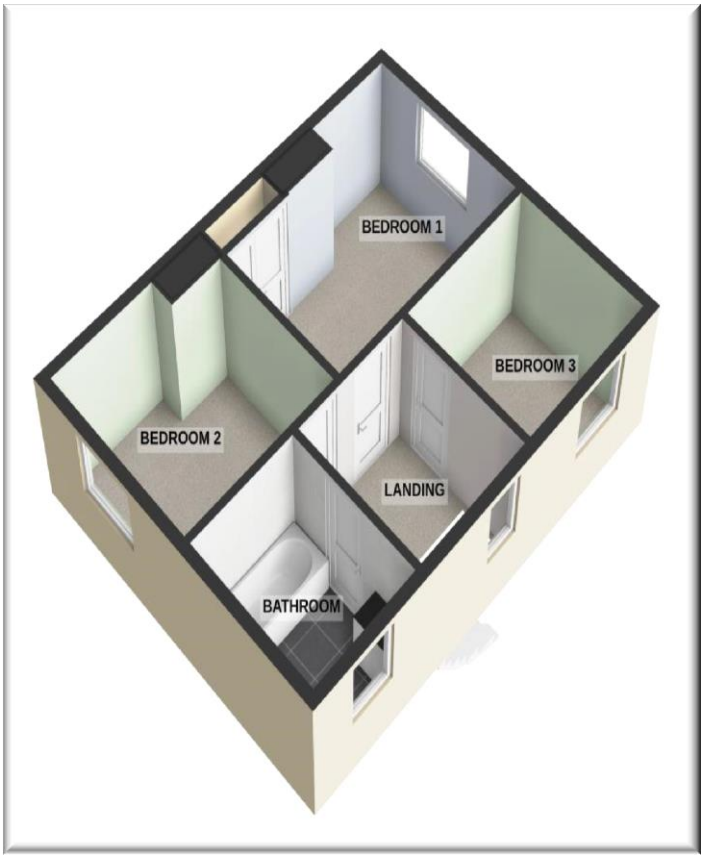


*"Ultimate Estate
Agency....From The Fox"*

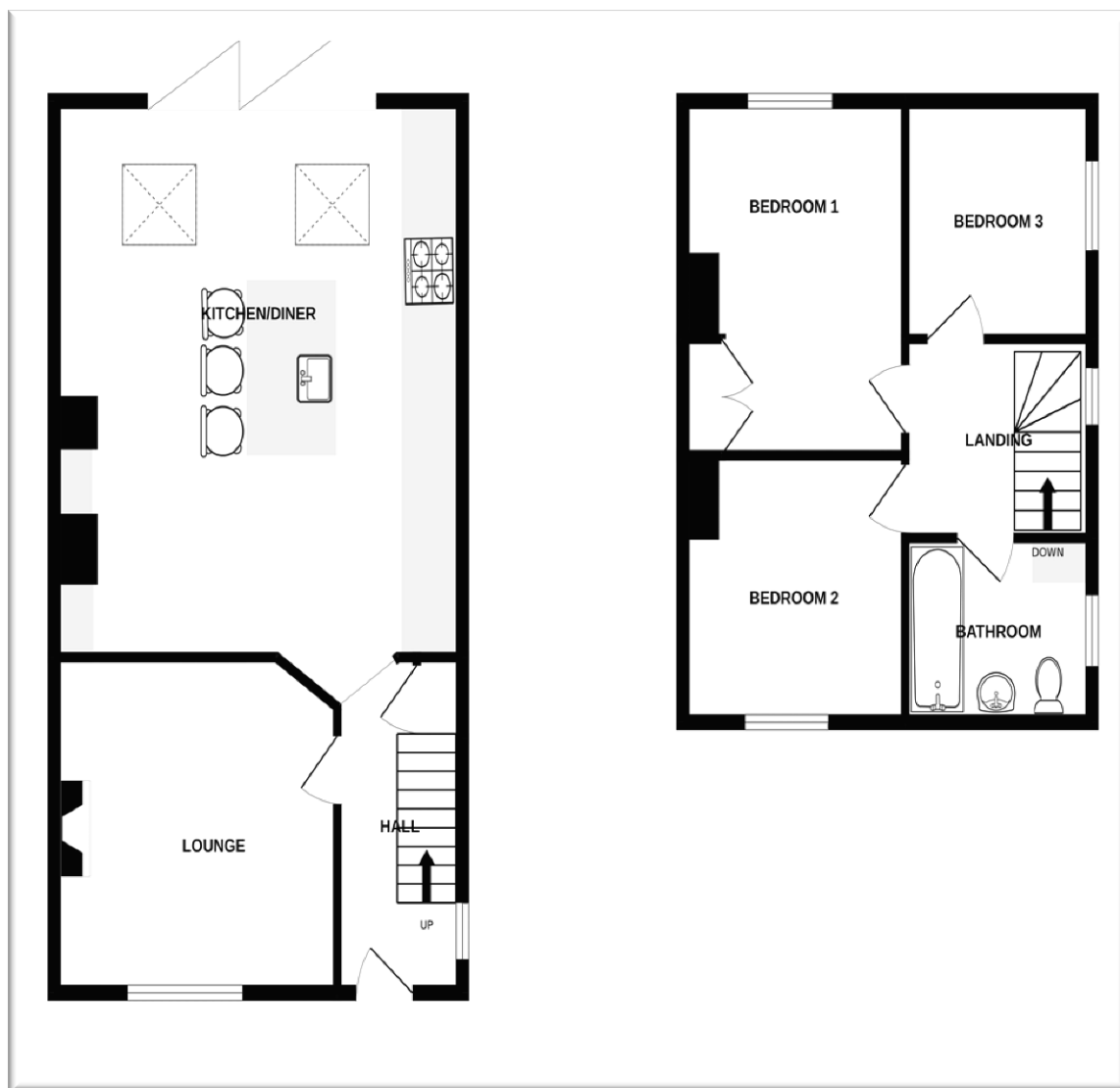
Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Cross Street is located off Broadway. Coming down Broadway away from the Coop shop turn right onto Cross Street. No. 8 is located on the right hand side.

"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: B
- Parking Arrangements: Driveway





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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