



ROYAL FOX

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Key Features

- Modern Semi Detached
- Two Bedrooms
- Generous Room Sizes
- En-Suite
- Attractive Kitchen
- Guest WC
- Gas Central Heating
- Two Car Driveway
- UPVC Double Glazed



ATTENTION FIRST TIME BUYERS - MODERN SEMI DETACHED HOUSE - TWO BEDROOMS - GARDENS & DRIVEWAY - SMALL MODERN DEVELOPMENT - NO ONWARD CHAIN... Royal Fox are pleased to offer to the open market this well presented house of modern design providing ideal young family of first time buyer accommodation. The property features gas fired central heating (combination system) and UPVC double glazed windows. **ACCOMMODATION** - The spacious layout comprises - entrance hallway, guest WC, modern well fitted kitchen with **BUILT IN APPLIANCES** to include a gas hob, electric oven, cooker hood and integrated larder fridge and freezer, the lounge is located to the rear with French style windows opening onto the rear garden. To the first floor are two generous bedrooms, en-suite shower room and a modern family bathroom/WC. **OUTSIDE** - The property enjoys a cul-de-sac location set within a small residential development of similar properties. No.5 benefits from a two car driveway to the front and to the rear a private enclosed garden with gated access to the side. **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.

- Leasehold - Ground Rent - £378.40 Lease From - 02/06/2017 - 125 Years
- Council Band - B
- EPC Rating - B
- Services - Mains - Gas - Electric - Water (Meter) Sewer
- Parking - Driveway



**5 Pelton Close
Barnton Northwich**

**Guide Price
£170,000**



Accommodation

Hall 10' 1" x 3' 8" (3.07m x 1.11m)
Inc. in width to 2.18m

Guest WC 5' 10" x 3' 1" (1.77m x 0.95m)

Lounge 13' 4" x 15' 0" (4.07m x 4.57m)

Kitchen 10' 1" x 7' 5" (3.07m x 2.26m)

Landing 4' 3" x 7' 1" (1.30m x 2.17m)

Bedroom One 12' 5" x 11' 4" (3.78m x 3.45m)

En-Suite 5' 10" x 6' 5" (1.78m x 1.96m)

Bedroom Two 11' 1" x 7' 8" (3.39m x 2.34m)

Bathroom 6' 4" x 6' 11" (1.94m x 2.11m)





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

Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

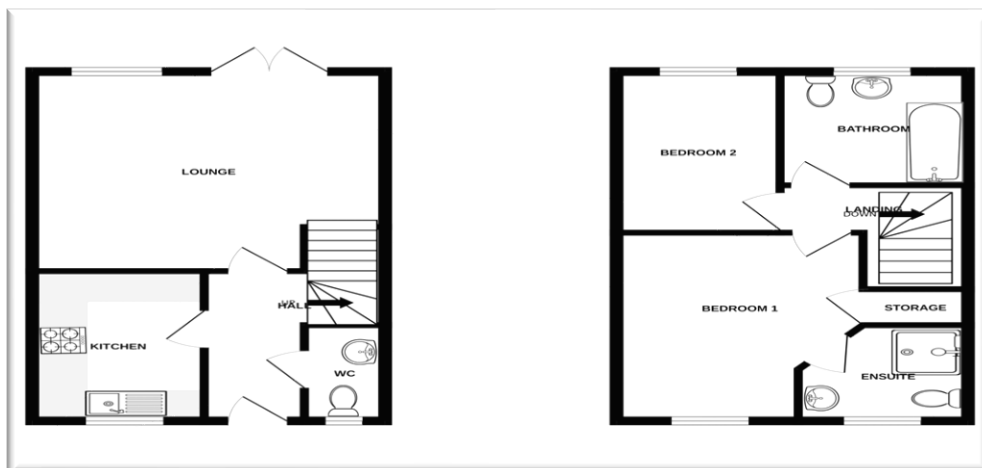
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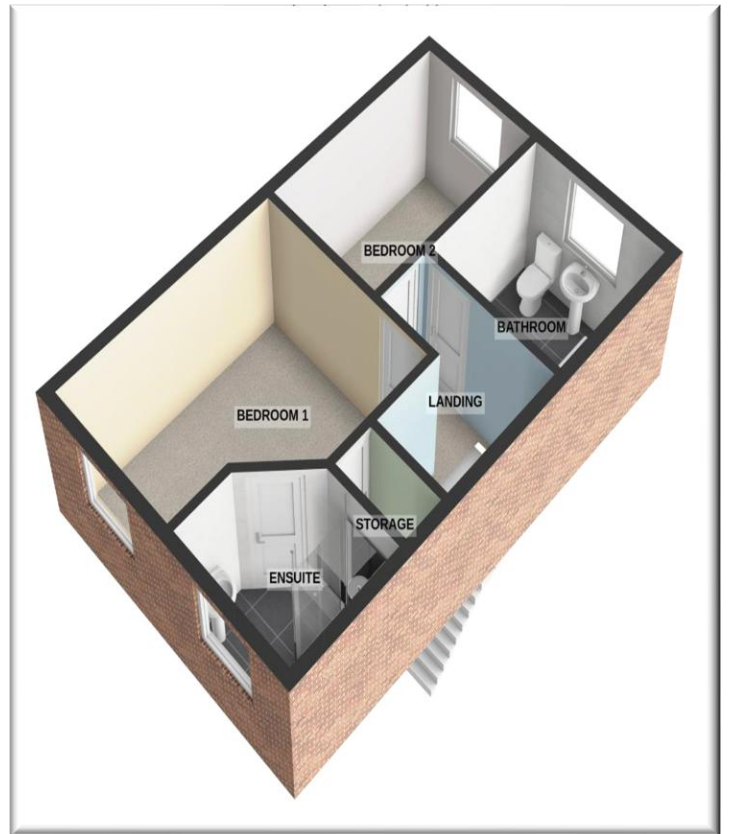
e: info@royalfox.co.uk





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





The Fox's Insight

- Tenure: Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewer
- Council Band: B
- Parking Arrangements: Driveway

Directions

From Northwich town centre proceed along the one way system towards Winnington on the A553 passing through the traffic lights over the canal and bearing left at the next set of traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Grange Avenue, turn right onto Pelton Close Close

"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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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