



ROYAL FOX

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Key Features

- Large Modern Detached
- Five Good Sized Bedrooms
- Impressive Corner Plot
- Generous Drive & Integral Garage
- Spacious Private Rear Garden
- Guest WC
- Solar Panels
- Conservatory
- Quiet Cul-De-Sac



IMPRESSIVE DETACHED OF MODERN DESIGN - 5 BEDROOMS - LARGE CORNER PLOT - QUIET CUL-DE-SAC ...

Royal Fox Estates are delighted to offer with **NO ONWARD CHAIN** this detached family home of modern design featuring a raft of improvements made by the current owners, sitting on an impressive corner plot within a quiet cul-de-sac consisting of just 10 properties.

ACCOMMODATION: The ground floor comprises of: Entrance Porch, Hallway, Lounge/Diner with WOOD BURNER, Large Conservatory, Kitchen with doors out leading to the ground floor WC & Integral garage with electric shutter door. To the first floor are five good sized bedrooms (space to incorporate an En-Suite) & a family bathroom. The property benefits additionally from solar panel technology, (owned) UPVC double glazing throughout & gas fired central heating.

OUTSIDE: The property benefits from arguably the best plot on the cul-de-sac featuring a wrap around block paved drive for ample parking. To the rear a generous, private, south westerly facing garden laid to lawn, with a raised block paved patio & seating area. Wrapping round to the side elevation giving room for a large store shed.

LOCATION: The Locke Estate in Barnton is highly regarded and popular for families with it's proximity to local schools, nurseries & children's center. Outdoor activities are just around the corner including the Anderton Boat Lift Museum & Nature Park as well as Marbury Country Park. For commuters there is easy access via the A49 to the M56 & M6 motorways. Northwich Town Center is just approx 2.5 miles away with a large and ever expanding range of shops, services & national supermarket chains, as well as multi-screen Odeon Cinema.



1 Fir Tree Close
Barnton Northwich

Guide Price
£400,000



Accommodation

Porch 3' 3" x 6' 6" (0.98m x 1.98m)

Entrance Hall 13' 6" x 6' 6" (4.12m x 1.98m)

Lounge/Diner 19' 3" x 10' 3" (5.88m x 3.12m)

Kitchen 7' 5" x 14' 7" (2.25m x 4.44m)

Conservatory 9' 1" x 13' 10" (2.78m x 4.21m)

Guest WC 3' 7" x 4' 2" (1.08m x 1.27m)

Integral Garage

Landing 7' 7" x 11' 10" (2.3m x 3.61m)

Bedroom One 13' 1" x 9' 3" (4.0m x 2.81m)

Bedroom Two 9' 6" x 9' 3" (2.9m x 2.81m)

Bedroom Three 13' 5" x 8' 10" (4.1m x 2.7m)

Bedroom Four 8' 3" x 8' 0" (2.51m x 2.43m)

Bedroom Five 9' 10" x 7' 7" (3.0m x 2.3m)

Family Bathroom 5' 7" x 7' 10" (1.7m x 2.4m)





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



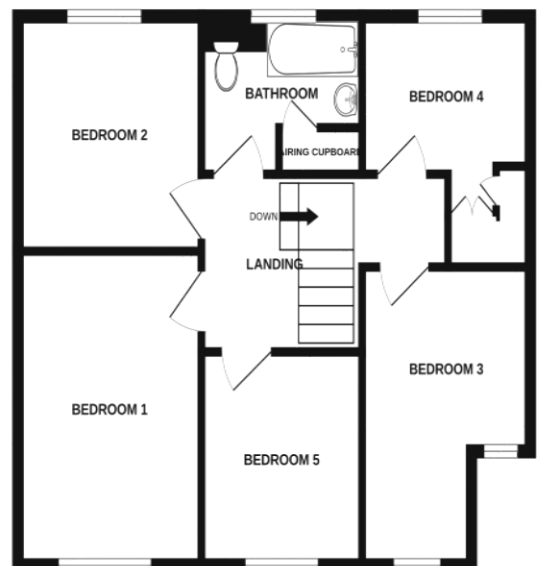
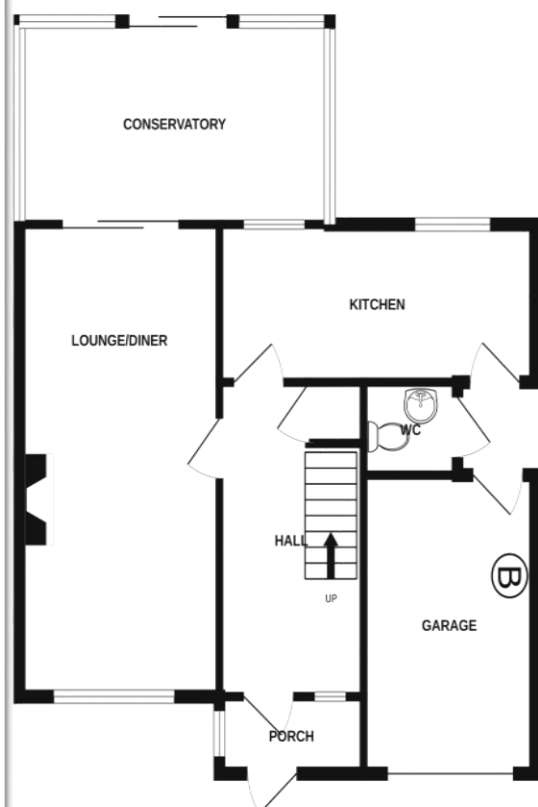
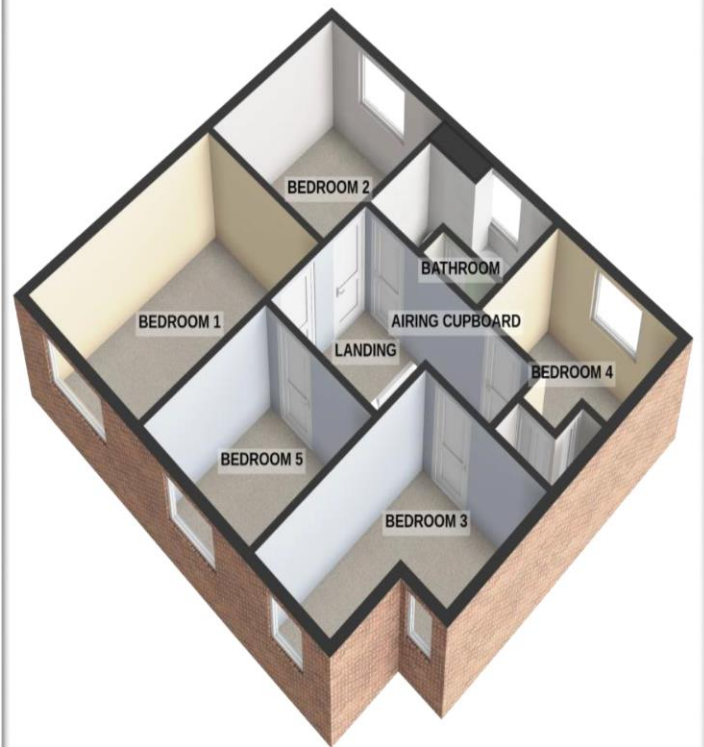
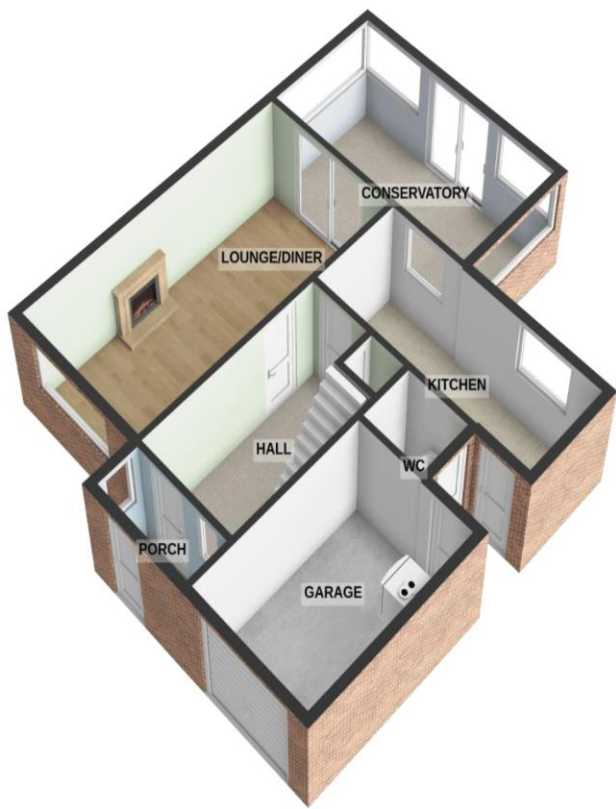
*"Ultimate Estate
Agency....From The Fox"*

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Directions

From Northwich town centre proceed along the one way system towards Hartford proceeding up the A559 Chester Road. At the traffic lights turn right onto the B5374 Moss Road and at the traffic lights again turn left onto the A533 Winnington Lane passing over the canal and bearing left at the traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Manor Drive and at the T-Junction turn left onto Church Road, take the second right onto Lydyett Lane. Proceed down the hill turning left into Elmwood Road, first right into Limewood Grove and bear right onto Chestnut Grove. Fir Tree close can be found on the left 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 (Meter) Sewage
- Council Band: D
- Parking Arrangements: Driveway & Integral Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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