



# ROYAL FOX

... ultimate estate agency

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- Modern Semi Detached
- Immaculately Presented
- Three Bedrooms
- South Facing Rear Garden
- Guest WC
- Multi Car Driveway
- Popular Location
- Viewings Advised
- Great Young / Growing Family Purchase



**SUBLIME MODERN SEMI DETACHED - IMMACULATELY PRESENTED - SOUTH FACING REAR GARDEN - IDEAL YOUNG/GROWING FAMILY PURCHASE ...** Royal Fox Estates are pleased to offer this extremely well presented family home of modern design best described as in 'walk in condition' located within a popular area within the village of Barnton.

**ACCOMMODATION:** The property comprises of .. To the ground floor: Entrance hall, guest WC, fitted kitchen with **BUILT IN APPLIANCES** & spacious lounge diner with fitted storage cupboard & French doors leading to the garden. To the first floor are three bedrooms & attractive family bathroom.

**OUTSIDE:** To the front of the home is a well kept garden & driveway for multi car parking. At the rear is a generous, south facing rear garden laid to lawn with a stone flagged patio area. The garden partially wraps round the side elevation offering ample storage space away from the main lawn with space for a timber store shed & multiple other storage units.

**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.



**38 Pelton Close  
Barnton Northwich**

**Guide Price  
£230,000**



### **Property Info -**

- **Approx Sq Footage: 988 (93.4 Sq m) –**
- **Tenure: Freehold**
- **Council Band: B**
- **EPC Rating: B**
- **Parking Arrangements: Driveway**

## **Accommodation**

**Entrance Hall** 12' 0" x 9' 2" (3.66m x 2.8m)

**Guest WC** 5' 0" x 3' 8" (1.52m x 1.12m)

**Kitchen** 12' 0" x 9' 9" (3.66m x 2.96m)

**Lounge/Diner** 19' 5" x 14' 10" (5.91m x 4.51m)

**Landing** 10' 11" x 9' 3" (3.33m x 2.81m)

**Bedroom One** 15' 1" x 10' 2" (4.59m x 3.1m)

**Bedroom Two** 11' 9" x 10' 2" (3.58m x 3.11m)

**Bedroom Three** 9' 2" x 8' 6" (2.8m x 2.6m)

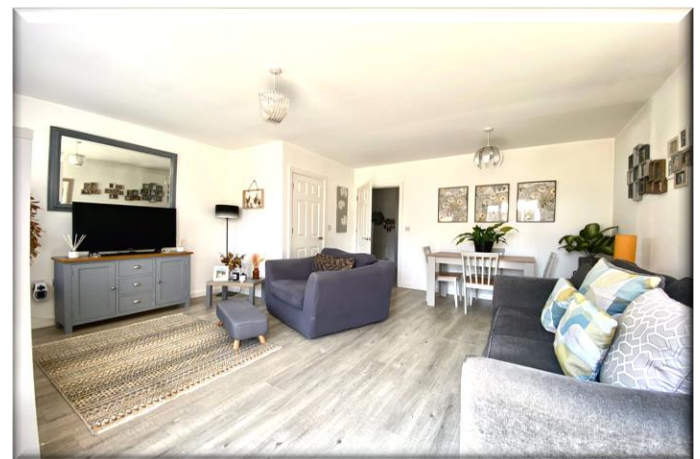
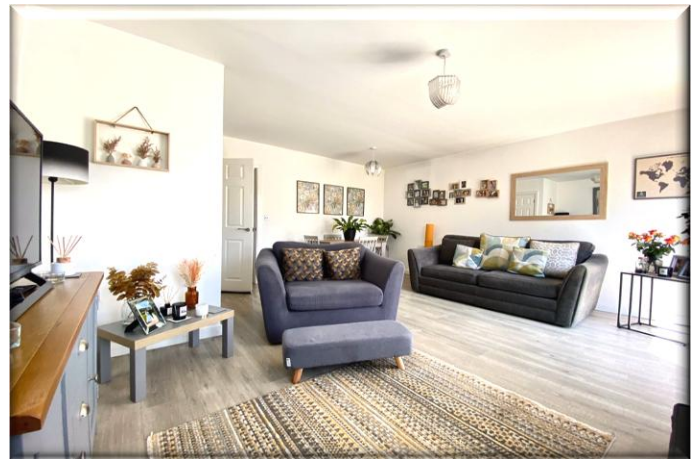
**Family Bathroom** 7' 0" x 8' 6" (2.13m x 2.6m)







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



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

Viewings : Northwich Office  
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Tel: 01606 44 0 44

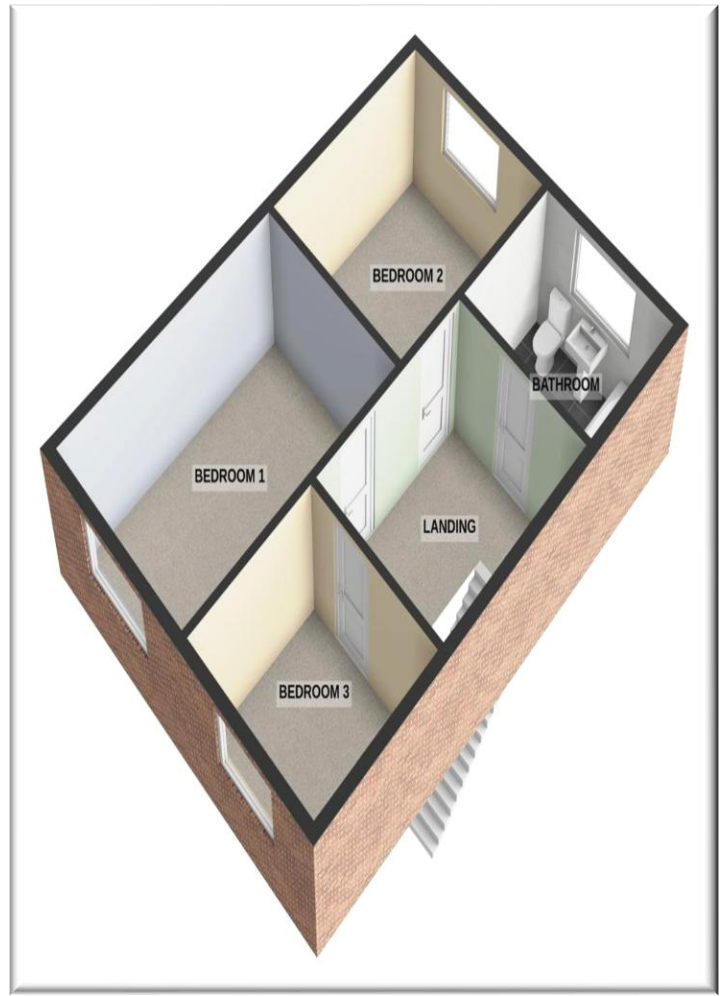
e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)











## 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.





## The Fox's Insight

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







Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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