



ROYAL FOX

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Key Features

- Delightful & Spacious Character Cottage
- Three Generous Bedrooms
- Set over Three Floors
- Large Driveway
- Summerhouse/Bar Area
- Modern Kitchen/Diner & Bathroom
- Private Enclosed Garden/Yard
- Quirky, Original Figures



DELIGHTFUL & SPACIOUS CHARACTER COTTAGE - 3 GENEROUS BEDROOMS - SET OVER 3 LEVELS - MODERN KITCHEN/DINER & BATHROOM ... Royal Fox Estates are pleased to offer this well presented & quirky cottage situated in the heart of Barnton village. The property offers a wealth of character, laid out over three floors but at the same time is equipped with all the tools for modern day living.

ACCOMMODATION: Comprising briefly: To the ground floor .. Modern kitchen diner accessed via French doors from the garden, as well as a spacious lounge looking out to the front aspect with skylights to allow plenty of natural light in. To the first floor are two of the three excellent sized bedrooms the property has to offer, as well as a modern combined bathroom/WC. Lastly to the second floor can be found the principal bedroom with fitted robes.

OUTSIDE: To the front is a generous driveway for ample parking. The garden/yard is found to the side elevation & is of a good size which includes a timber summerhouse equipped with bar area.

LOCATION: Located in the village of Barnton easy access is afforded to the A49 and onto the major motorway networks. A number of shops & amenities are available within the village with the Town Centre of Northwich approx. 3 miles away with a wider range, to include major supermarkets & many national chains. Outdoor pursuits can be found nearby with Marbury Country Park & the Anderton Boat Lift/Nature Reserve just a short car journey away.



217 Runcorn Road
Barnton Northwich

Offers In Excess of
£240,000



Property Info: Approx Sq Footage: 1080

Tenure: Freehold

EPC Rating: D

Council Band: B

Mains Connected: Electric, Gas, Water, Sewage

Parking Arrangements: Driveway

Accommodation

Lounge 20' 7" x 16' 0" (6.27m x 4.87m)

Kitchen/Diner 17' 5" x 12' 8" (5.31m x 3.86m)

First Floor Landing

Bedroom Two (1st Floor) 12' 3" x 11' 0" (3.73m x 3.36m)

Bedroom Three (1st Floor) 8' 0" x 13' 9" (2.43m x 4.19m)

Bathroom/WC 9' 10" x 7' 1" (2.99m x 2.15m)

Bedroom One (2nd Floor) 12' 5" x 16' 0" (3.78m x 4.87m)





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



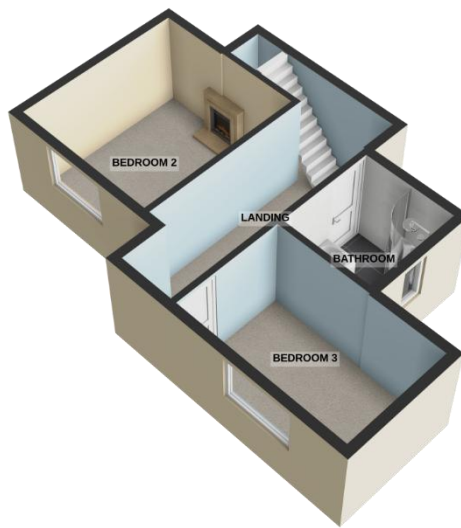
*"Ultimate Estate
Agency....From The Fox"*

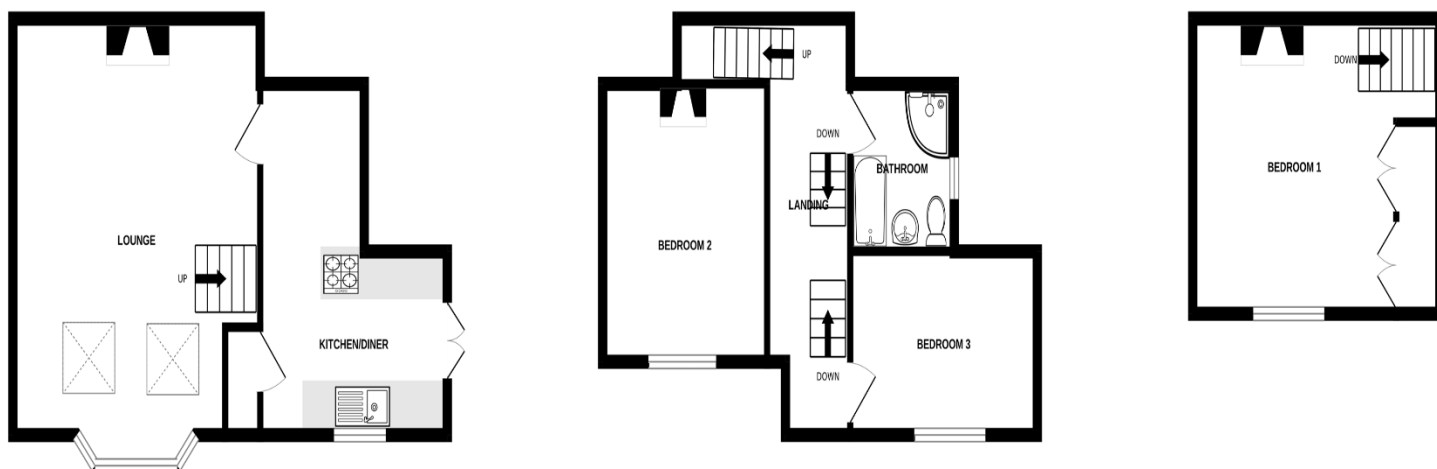
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Proceed out of Northwich along the (A533) Winnington Lane. Continue up the hill and straight across two sets of traffic lights and over the swing bridge turning left onto Runcorn Road at the junction with Soot Hill. Proceed up the hill towards Barnton carry on along Runcorn Road and 217 is located 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 if Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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