



ROYAL FOX

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- **An Absolute Gem**
- **Large & Extended Detached Home**
- **3 Generous Bedrooms**
- **Fabulous Gardens**
- **3 Reception Rooms**
- **Orangery**
- **Downstairs Shower Room/WC**
- **Driveway & Attached Garage**



A REAL GEM OF A HOME! - LARGE EXTENDED DETACHED - 3 GENEROUS BEDROOMS - ORANGERY - STUNNING GARDENS - ONE NOT TO BE MISSED ... Royal Fox Estates are proud to present this impressive detached family home that has been extended & thoroughly improved over the recent years offering a fabulous, spacious interior & stunning gardens that must be seen to be appreciated.

ACCOMMODATION: No. 20 Limewood Grove comprises of .. To the ground floor - Entrance porch, hallway, large dual aspect lounge leading into the large orangery. In addition there is a fitted breakfast kitchen, dining room, (with French doors leading out to the garden) downstairs W/C / shower room & the internally accessible single garage. To the first floor are three well sized bedrooms as well as a quality, modern four piece family bathroom.

OUTSIDE: The exterior of this property is something truly special. To the front are gardens & a large block paved driveway. At the rear is a showstopper of a rear garden that has been beautifully maintained with a mixture of mature shrubs & trees & a wooded rear aspect, with a further wooded area off the garden (not on deeds)

LOCATION: The Locke Estate in 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.



**20 Limewood Grove
Barnton, Northwich**

**Guide Price
£350,000**



Property Info:

Tenure: Freehold

Sq. Footage: 1252 (116.7 Sq m)

EPC Rating: C

Council Band: C

Mains Connected: Electric, Gas, Water, Sewage

Parking Arrangements: Driveway & Garage

Accommodation

Porch 3' 9" x 4' 6" (1.15m x 1.36m)

Entrance Hall 6' 3" x 2' 10" (1.91m x 0.86m)

Lounge 18' 7" x 11' 9" (5.66m x 3.57m)

Kitchen 10' 6" x 9' 11" (3.2m x 3.03m)

Dining Room 8' 8" x 10' 0" (2.65m x 3.04m)

Orangery 9' 7" x 13' 5" (2.92m x 4.1m)

Downstairs Shower Room/WC 9' 10" x 3' 6" (3m x 1.06m)

Garage 14' 9" x 10' 7" (4.5m x 3.23m)

Landing 8' 6" x 9' 5" (2.59m x 2.87m)

Bedroom One 10' 1" x 15' 2" (3.08m x 4.62m)

Bedroom Two 10' 1" x 9' 10" (3.08m x 3m)

Bedroom Three 8' 6" x 8' 10" (2.58m x 2.69m)

Family Bathroom 8' 6" x 6' 7" (2.59m x 2m)





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

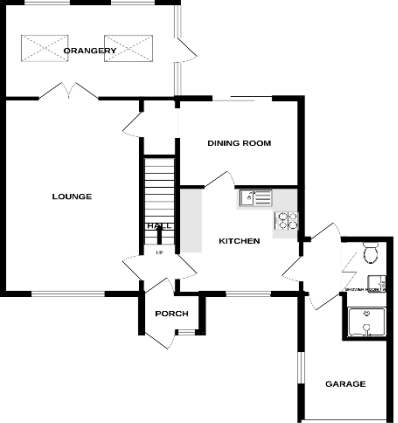
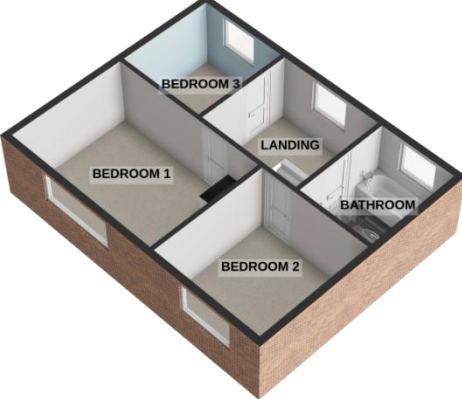
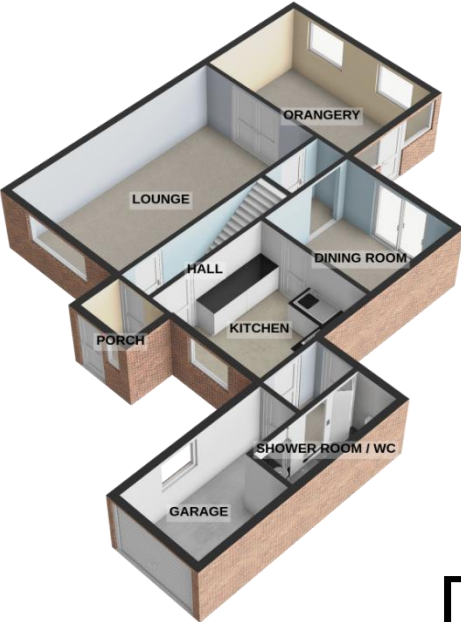


***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Directions

Leaving Northwich along the A533 Winnington Lane continue up the hill straight through two sets of traffic lights and over the swing bridge turning left onto Runcorn Road at the junction with Soot Hill. Proceed along Runcorn Road and on entering the village of Barnton turning right into Lydyett Lane then turn left into Elmwood Road then right into Limewood Grove and the subject property is located on the right hand side.



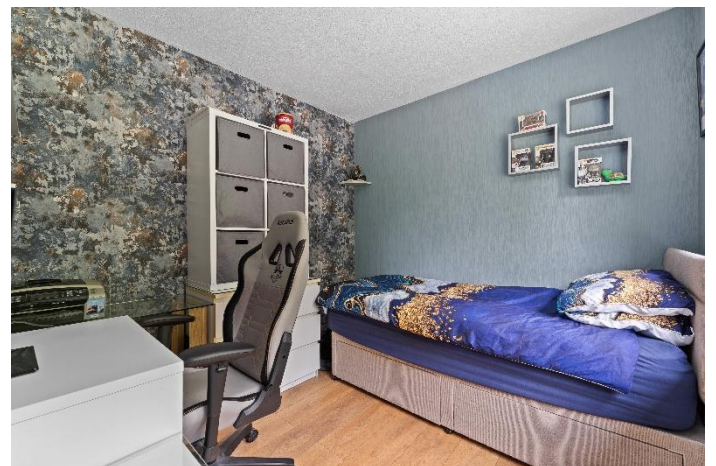
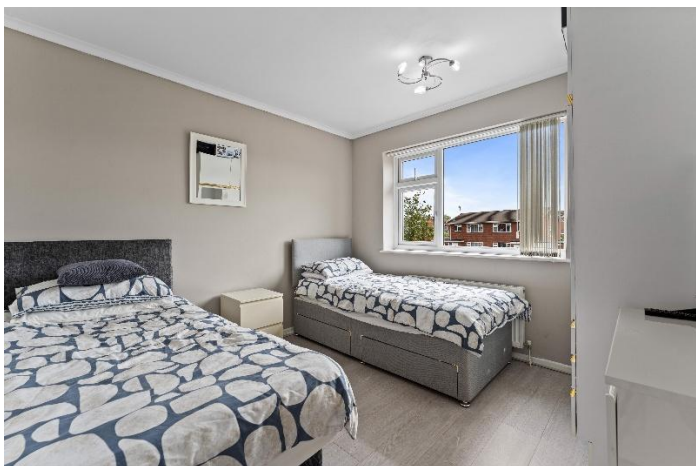
IMPORTANT NOTE:

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: C
- Parking Arrangements: Driveway & Garage









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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