



ROYAL FOX

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Key Features

- Superb Detached Property
- High Specification Throughout
- No Onward Chain
- Landscaped Rear Garden
- Sought After Location
- Quality Kitchen
- Gas Central Heating
- Integral Garage
- UPVC Double Glazed



SUPERBLY APPOINTED DETACHED HOME - FINISHED TO THE HIGHEST OF STANDARDS - SOUGHT AFTER LOCK ESTATE POSITION - FOUR BEDROOMS - NO ONWARD CHAIN - IDEAL FAMILY PURCHASE..... Royal Fox Estates are very pleased to offer to the open market this fabulous family home that is presented to a extremely high standard. Features include gas fired central heating, UPVC double glazed windows, feature bespoke Oak and glass staircase, Bi-Fold doors giving access to the rear garden and quality fittings and fixtures throughout to include kitchen, bathroom, en-suite and guest WC.

ACCOMMODATION - Comprises briefly : entrance hallway, living room, dining kitchen, snug area, guest WC, four bedrooms - en-suite and family bathroom/WC.

OUTSIDE - The property is approached via a generous driveway with parking for several vehicles which in turn leads to an integral garage. The side access gate allows access to the rear garden which is laid to lawn with a attractive porcelain paved patio area.

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.



**1 Oak Tree Close
Barnton Northwich**

**Offers in Excess of
£385,000**



Property Information

Approx. Sq. Ft - 1310

Freehold

Council Band - D

EPC Rating - D

Services - Mains - Gas - Electric - Water - (Meter) - Sewer

Parking - Driveway & Garage

Accommodation

Entrance Hall 20' 0" x 6' 0" (6.09m x 1.83m)

Living Room 16' 1" x 11' 1" (4.90m x 3.38m)

Dining Kitchen 8' 7" x 26' 2" (2.61m x 7.97m)

Snug Area 29' 7" x 26' 6" (9.01m x 8.07m)

Guest WC

Garage

First Floor Landing 7' 11" x 7' 6" (2.41m x 2.28m)

Bedroom One 16' 2" x 7' 10" (4.92m x 2.39m)

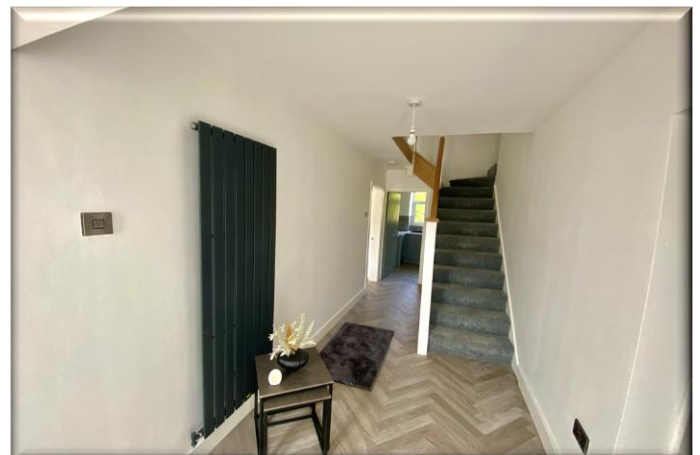
Bedroom Two 13' 10" x 9' 8" (4.21m x 2.94m)

En-Suite 7' 10" x 6' 10" (2.39m x 2.08m)

Bedroom Three 10' 6" x 9' 2" (3.20m x 2.79m)

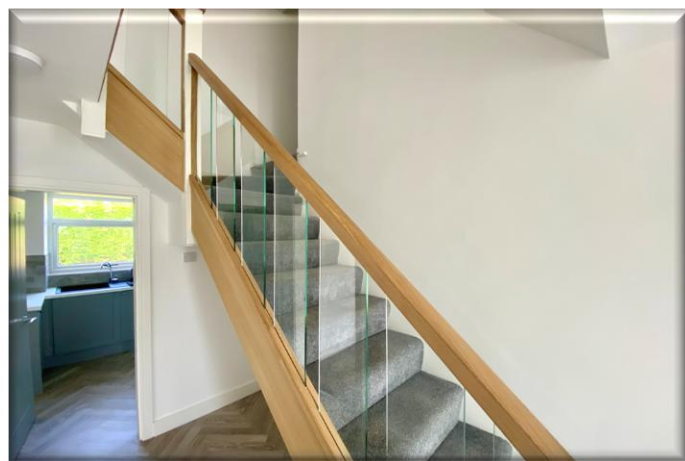
Bedroom Four 7' 8" x 9' 8" (2.34m x 2.94m)

Family Bathroom/WC 7' 8" x 7' 0" (2.34m x 2.13m)





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



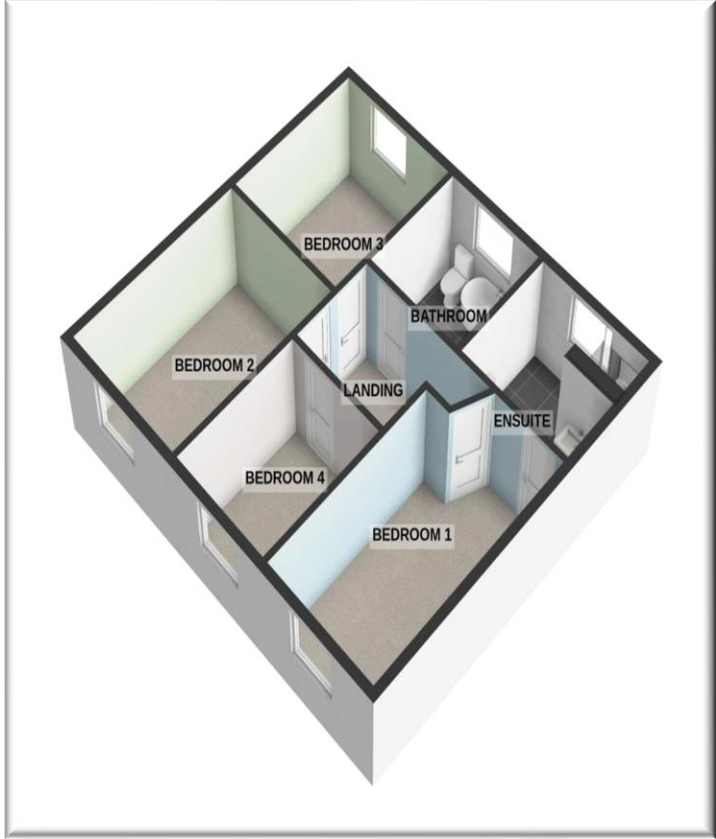
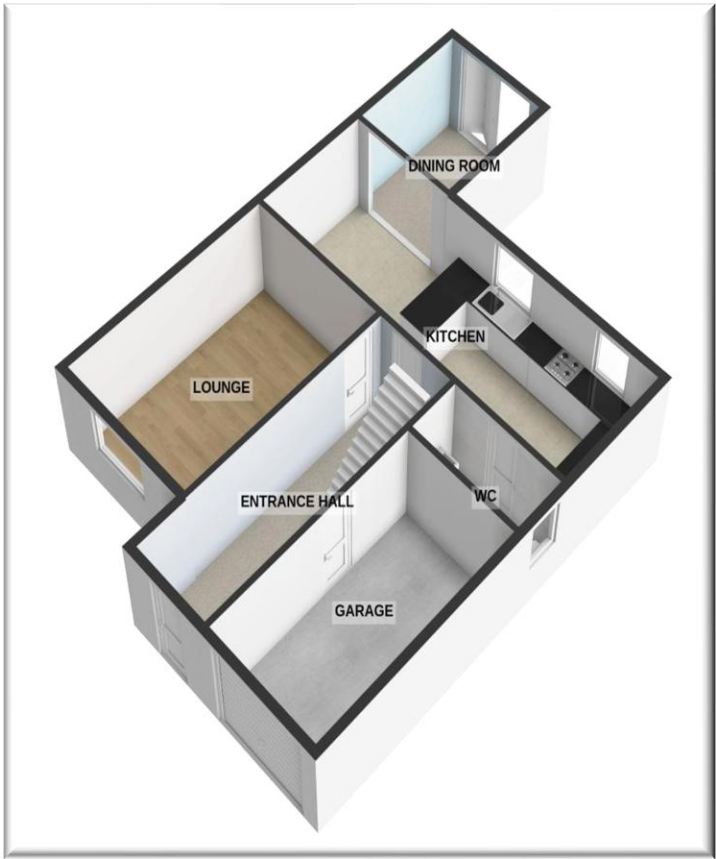
*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Oak Tree Close is located off, Chestnut Grove which in turn is off Limewood Grove which is off Elmwood Road on the Lock Estate Barton

***"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 Number - TBC
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- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Driveway & Garage



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

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