



ROYAL FOX

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- Impressive & Spacious Semi Detached
- Substantially Extended
- Three Generous Bedrooms
- Large Rear Garden
- Two Receptions & Conservatory
- En-Suite Shower Room
- Sizeable Kitchen & Sep. Utility
- Driveway & Integral Garage
- Popular Location

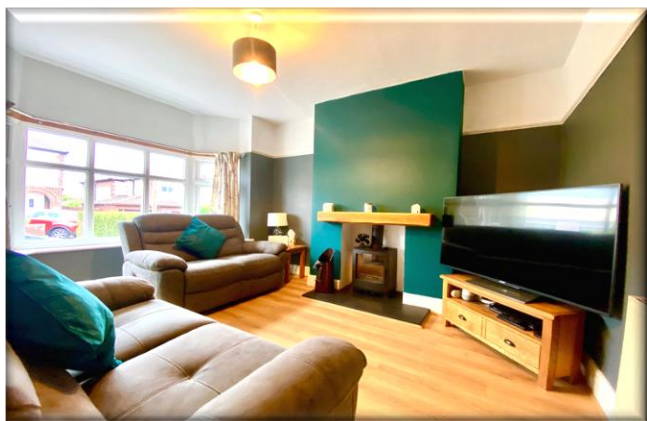


IMPRESSIVE & SPACIOUS SEMI DETACHED FAMILY HOME - SUBSTANTIALLY EXTENDED - THREE GENEROUS BEDROOMS - LARGE REAR GARDEN - EXCELLENT FAMILY PURCHASE ... Royal Fox Estates are extremely pleased to offer this very well presented & spacious home that has been considerably improved by the current owners & offers fantastic internal / external space. Fully equipped for modern day family living, No. 6 benefits from extensions to ground floor & first to give excellent sized bedrooms (Inc en-suite to master) as well as a large, versatile downstairs. This home really does offer a fantastic opportunity for a young or growing family to come in & enjoy straight away.

ACCOMMODATION: The property comprises of ... To the ground floor: Entrance hall, lounge, dining room, conservatory, large fitted kitchen & utility with internal access to the integral garage with electric door. To the first floor are three excellent sized bedrooms with en-suite shower room to the principal bedroom. In addition is a modern family bathroom/WC.

OUTSIDE: The front of the home benefits from a block paved driveway with parking suitable for two vehicles. At the rear is a large lawned rear garden with patio area & timber decking.

LOCATION: Situated in a popular area of Barnton village, the home is ideally located for families being walking distance from shops & amenities; Including express stores, nursery, primary school & Oakwood medical centre/ pharmacy. Outdoor pursuits & activities are nearby with Marbury country park & Anderton Boat Lift museum / nature park just a short car journey away. The town centre of Northwich is approx. three miles away and has an extensive range of national chains, supermarkets & multi screen cinema.



6 Whitley Avenue
Barnton Northwich

Guide Price
£270,000



Property Info:

- Approx Sq Footage - 1291 (120 sq m)
- Tenure: Freehold
- EPC Rating: D
- Council Band: C
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway & Garage

Accommodation

Entrance Hall 13' 2" x 4' 9" (4.01m x 1.46m)

Lounge 13' 2" x 10' 8" (4.01m x 3.26m)

Dining Room 9' 10" x 16' 1" (3m x 4.89m)

Kitchen 20' 3" x 11' 7" (6.16m x 3.54m)

Utility 9' 6" x 5' 9" (2.89m x 1.76m)

Integral Garage

First Floor Landing 6' 2" x 5' 10" (1.89m x 1.78m)

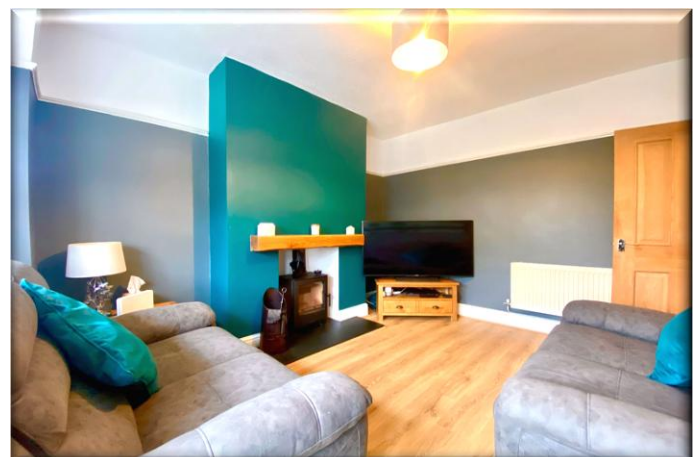
Bedroom One 19' 4" x 8' 6" (5.89m x 2.6m)

En-Suite Shower Room 6' 0" x 5' 5" (1.82m x 1.66m)

Bedroom Two 13' 3" x 10' 6" (4.03m x 3.19m)

Bedroom Three 9' 9" x 10' 8" (2.97m x 3.24m)

Family Bathroom/WC 7' 10" x 5' 10" (2.39m x 1.79m)





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



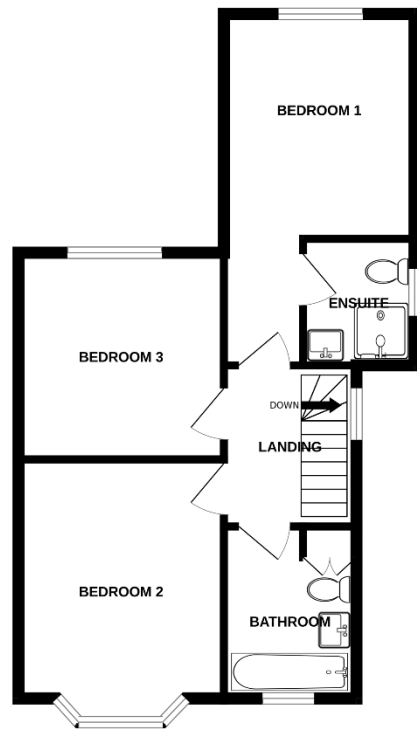
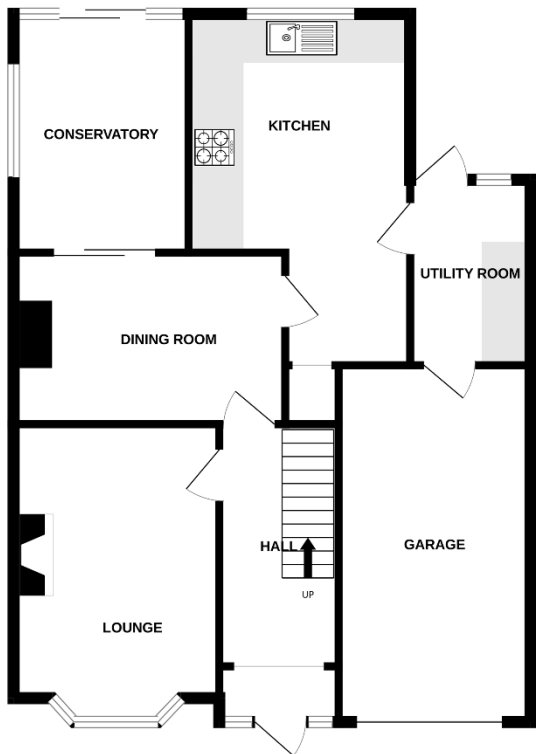
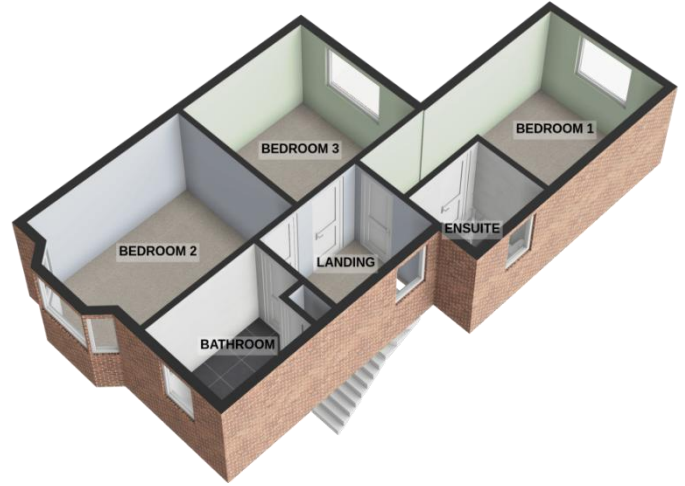
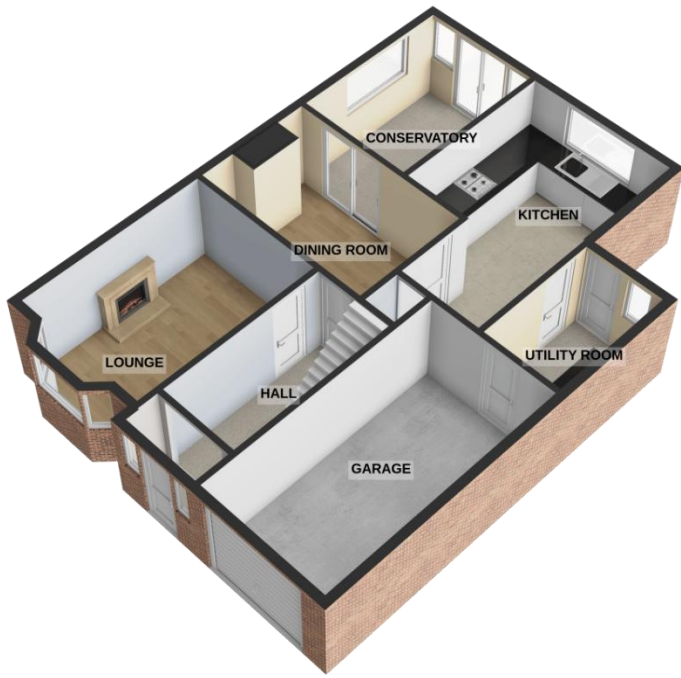
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

Directions

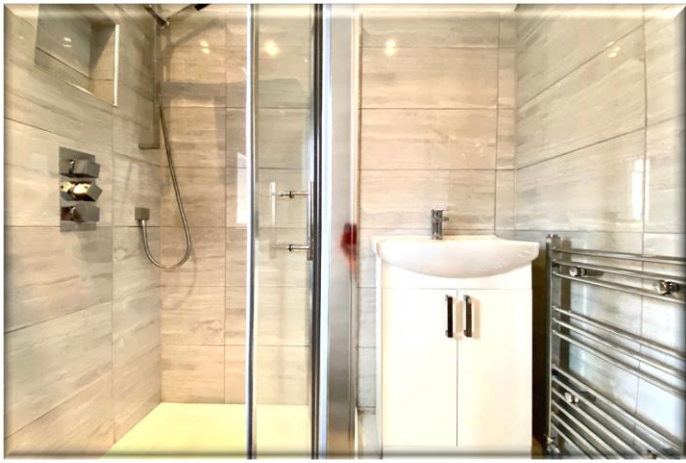
From Northwich town centre proceed along the one way system towards Winnington on the A533 Winnington Lane passing over the canal and bearing left at the traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Manor Drive and at the T-Junction turn left onto Church Road, Whitley Avenue 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 of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Driveway & Garage



