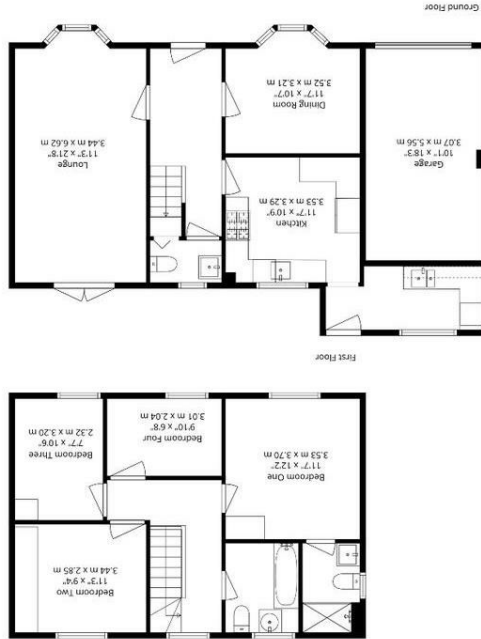


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Acorn House - 129a Runcorn Road, Barton

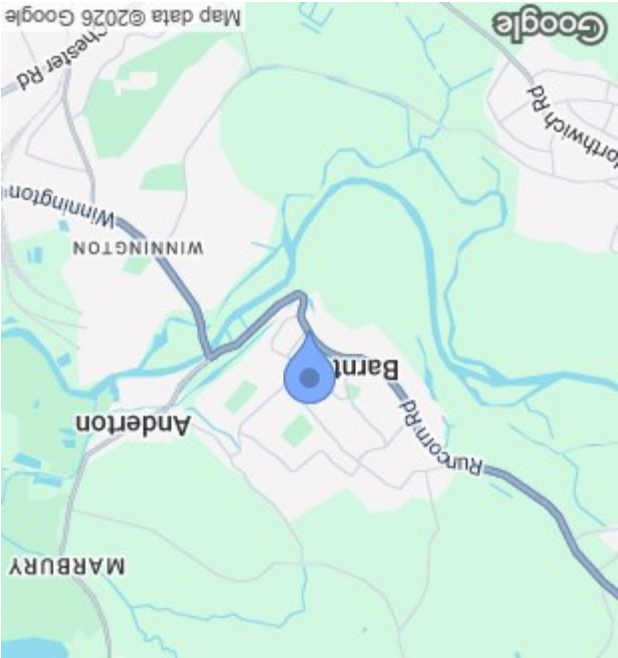
Approximate Gross Internal Area:
1465 sq.ft 136 sq.m



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Current	75
Potential	84



Acorn House - 129A Runcorn Road
Barton
Northwich
Cheshire
CW8 4HA

- 4
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- 2

£385,000

Set back behind a block-paved driveway, the house presents with a sense of order and practicality. The frontage is neat and composed, with the integrated garage and entrance working seamlessly together.

Inside, the hallway sets the tone; light, well-proportioned and easy to navigate. There's a clarity to the layout from the outset, with each room positioned in a way that feels intuitive rather than forced.

The ground floor is arranged around how the home is used day to day. The lounge extends through to the rear of the house, where French doors open directly onto the garden. This connection to outside space shifts the feel of the room throughout the day; bright and open when the doors are back, more settled and comfortable in the evening.

To the front, the dining room offers a more defined setting. With its bay window and considered styling, it provides a space that works equally well for everyday use or more formal occasions without feeling overly separate.

The kitchen is modern, understated and practical. Clean-lined cabinetry is paired with warm work surfaces, while the window above the sink draws in natural light and maintains a visual connection to the outside.

There's a quiet efficiency to the layout, supported by the adjoining utility room which allows the main space to remain uncluttered. The arched opening subtly connects the kitchen back into the flow of the house, reinforcing its role as part of the wider living environment.

The utility room adds a layer of practicality that supports daily routines without interrupting the main living areas and a ground floor w.c. completes the ground floor. Upstairs, the proportions continue in a way that feels balanced and considered. The principal bedroom is a calm and well-resolved space, with fitted storage keeping the room clean and functional. Its position within the house gives it a sense of separation, while the ensuite adds a practical layer of independence. Two further double bedrooms provide comfortable accommodation, whilst the fourth bedroom; currently used as a home office, demonstrates the flexibility within the layout — equally suited to working from home, guest accommodation or a more private retreat depending on needs.

The family bathroom is bright and finished with a clean, neutral approach that will stand the test of time.

The rear garden is where the home really comes into its own. South-facing and thoughtfully arranged, it captures light throughout the day and provides a natural extension of the living space. A paved terrace sits directly off the house, creating an immediate seating area, while the lawn beyond offers a generous and enclosed space bordered by established planting. The pergola introduces a more sheltered setting, ideal for outdoor dining or quieter moments.

Acorn House is a home that feels settled and well considered. Its layout supports everyday life with ease, while the connection to the garden brings a sense of space and light that carries throughout.

For those looking for a detached home with a practical layout and a strong relationship to outdoor living, it's a property that quietly stands apart.

