



Wright Marshall
Estate Agents

66 TOWNFIELD LANE, BARNTON, NORTHWICH
CW8 4LJ

OFFERS IN THE REGION OF £320,000



An attractive period property with over 1,800 square feet of internal accommodation set on a sizeable plot with a double garage located in Barnton

Description

Owned in the vendors family for over forty years this double fronted, chain free property is the perfect opportunity for a growing family looking to acquire their next renovation project.

Externally the property is positioned on a desirable corner plot with a double garage to the front aspect and a large partly flagged, partly lawned garden to the rear aspect with vehicular access off Townfield Court, ideal for storing a caravan/motorhome.

Ground floor accommodation comprises entrance hall with stairs to the first floor and provides access to the morning room and lounge.

Both the morning room and the lounge measure over 16 ft by 11 ft, both with feature fireplaces and large bay windows to the front aspect, flooding the rooms with natural light creating two large reception rooms, ideal for modern family living.

The separate dining room measures 11 ft by 11 ft 9 creating a large dining area with two windows to the side aspect.

The kitchen has a range of low level and eye level units, an integrated extractor hood and family sized dishwasher and space for a gas cooker. The plumbing for the washing machine is located in the utility room off the garage where there is also a three piece shower room, creating the perfect opportunity to convert part of the garage into a self contained annex for teenage children or elderly relatives.

Upstairs comprises spacious landing with access to the partly boarded loft space, three double bedrooms and the three piece family bathroom.

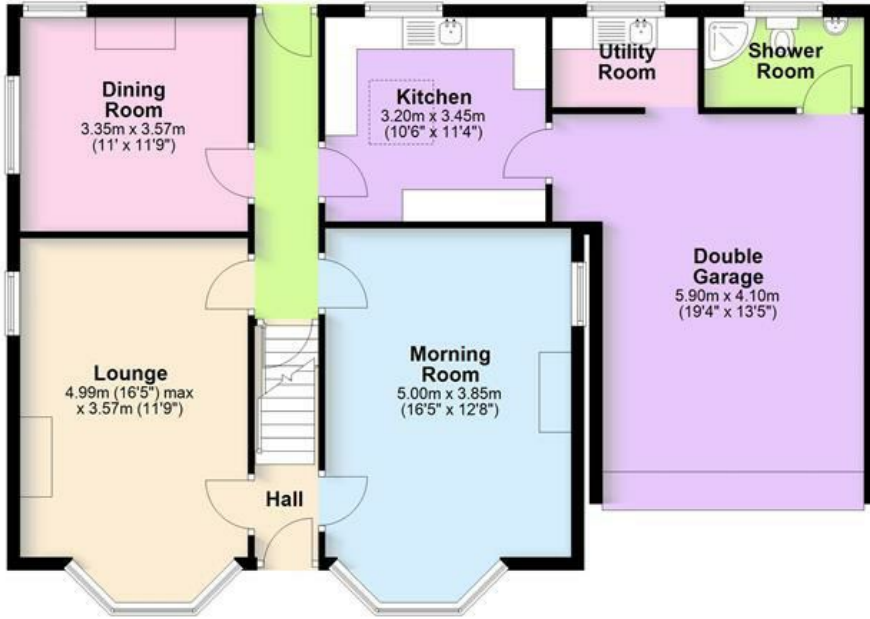
Barnton is perfectly positioned within close proximity to the A49 connecting commuters to the M56 and M6 motorways.

The closest train stations are Greenbank (Chester-Manchester) and Acton Bridge (West Coast Main Line) both of which are only a 10 minute drive away and for those who don't drive there is a regular bus route on Lydyatt Lane connecting commuters to Northwich town centre.

Local schools include Barnton Community Primary School & Nursery located only a 2 minute walk away, Hartford High School and Weaverham High School, all within a 10 drive away.

Local amenities include the Co-operative in Barnton located on Lydyett Lane just a 2 minute walk away and for larger supermarkets and restaurants Northwich town centre is just a 10 minute drive away.

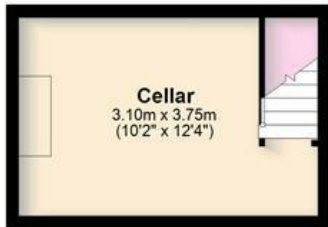
Ground Floor
Approx. 105.0 sq. metres (1130.5 sq. feet)



First Floor
Approx. 56.3 sq. metres (606.3 sq. feet)



Cellar
Approx. 14.5 sq. metres (155.8 sq. feet)



Total area: approx. 175.8 sq. metres (1892.7 sq. feet)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	57	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



Wright Marshall
Estate Agents

