



# ROYAL FOX

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- **Spacious, Older Style End Mews**
- **Four Bedrooms**
- **Modern, Refurbished Interior**
- **Two Reception Rooms**
- **Large Driveway**
- **Outdoor WC**
- **Paved, South Facing Rear Garden**
- **Solar Panels**
- **Popular Barnton Location**



**WALK IN READY ... SPACIOUS OLDER STYLE END MEWS - CORNER PLOT - FOUR BEDROOMS - REFURBISHED TO A HIGH STANDARD ...**

Royal Fox Estates are pleased to offer with NO ONWARD CHAIN, this end terrace home that offers excellent accommodation and space internally and externally. The home has undergone a comprehensive course of refurbishment by the current owners for prospective buyers to enjoy straight away and make their own.

**ACCOMMODATION:** Comprising briefly: To the ground floor: Lounge, Dining Room with French doors leading to the rear garden, off which is the modern fitted kitchen also with access to the rear. To the first floor are three well proportioned bedrooms and a large four piece family bathroom/WC. To the second floor is a further double bedroom. Also to note externally off the kitchen is a handy ground floor WC. The property benefits from solar panels (owned) fitted to the south facing aspect.

**OUTSIDE:** To the front is a generous gated driveway offering parking for multiple vehicles. To the rear is a south facing paved garden with raised flower beds offering low maintenance and a great sun trap!

**LOCATION:** The property is ideally placed just a short walk from local convenience stores and further amenities including takeaways, local GP & Pharmacy - with a wider range within the village. Outdoor pursuits are located close by with Marbury Country Park & Anderton Boat Lift. Easy access is afforded to the M6/M56 motorways via the A49.



**1 Emmett Street  
Barnton Northwich**

**Guide Price  
£275,000**



## Accommodation

**Entrance Hall / Lounge** 13' 10" x 16' 4" (4.22m x 4.99m)

**Dining Room** 10' 11" x 16' 4" (3.34m x 4.99m)

**Kitchen** 10' 8" x 8' 11" (3.25m x 2.71m)

### First Floor Landing

**Bedroom Two (1st Floor)** 12' 4" x 9' 3" (3.76m x 2.83m)

**Bedroom Three (1st Floor)** 9' 4" x 9' 9" (2.85m x 2.97m)

**Bedroom Four (1st Floor)** 8' 8" x 8' 4" (2.65m x 2.55m)

**Family Bathroom** 10' 6" x 8' 5" (3.2m x 2.56m)

**Bedroom One (Second Floor)** 15' 0" x 13' 10" (4.57m x 4.21m)

**External WC**

## Property Info:

- *Tenure: Freehold*
- *Approx. Sq Footage 1176 (109.4 Sq m)*
- *EPC Rating: C*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway*





**Viewings : Northwich Office**  
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## Directions

Follow Runcorn Road heading into Barnton, at the top of the hill turn right onto Grange Road. Then turn left onto Church Road, continue along Church Road which leads onto Emmett Street. No.1 can be found 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

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- Class of Title. TBC
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