



1 Townfield Close, Barnton, Northwich, Cheshire , CW8 4QR
£220,000

A well-presented three bedroom semi-detached home situated in a sought-after Barnton location. The property offers spacious and well-planned accommodation, including an open-plan kitchen and lounge/diner with sliding doors opening onto the rear garden, three well-proportioned bedrooms, family bathroom and downstairs WC. The fitted kitchen benefits from a range of integrated appliances. Externally, the property boasts two allocated parking spaces and a generous private rear garden with lawn, shrub borders and patio seating area. Ideally positioned for access to local schools, amenities and transport links, this property offers an excellent opportunity for first-time buyers, families or investors and is well worthy of an internal inspection.

Accommodation

A well-presented three bedroom semi-detached home situated in a quiet and sought-after location in Barnton. The property benefits from two allocated parking spaces, a spacious private rear garden and open-plan living accommodation. Ideally positioned for access to local schools, amenities and transport links, this is an excellent opportunity for first-time buyers, families and investors alike.

Upon entering, the property offers a welcoming entrance hall with stairs rising to the first floor and access to the downstairs WC. The open-plan kitchen and lounge/diner provides a bright and sociable living space, with the kitchen fitted with a range of wall and base units, integrated appliances and a gas hob with electric oven. The lounge/diner features laminate flooring, useful under-stairs storage and sliding doors opening directly onto the rear garden, creating a great connection between the indoor and outdoor spaces.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with two windows to the front aspect. Bedrooms two and three overlook the rear of the property. The family bathroom is fitted with a bath and shower over, WC and wash hand basin.

Externally, the property benefits from two allocated parking spaces to the front, while the rear boasts a spacious and well-maintained private garden, predominantly laid to lawn with attractive shrub borders and a patio seating area.

The property is ideally located in Barnton, offering convenient access to a range of local amenities, excellent schools and transport links. This well-positioned home offers a great combination of practical living accommodation, outdoor space and allocated parking.

Entrance Hall

Welcoming entrance hall with a front-facing entrance door, stairs rising to the first floor and radiator. Provides access to the downstairs WC and open-plan kitchen/lounge.

Downstairs WC

Convenient ground-floor WC fitted with a low-level WC and wash hand basin, with a double-glazed window to the front aspect.

Open-Plan Kitchen - 15' x 6' (4.57m x 1.83m)

Fitted with a range of wall and base units with contrasting work surfaces over. Integrated appliances include a fridge/freezer and slimline dishwasher, together with a gas hob, electric oven and extractor hood. There is also space and plumbing for a washing machine, sink and drainer unit, and a double-glazed window overlooking the front aspect.

Lounge - 19' max x 13' (5.79m max x 3.96m)

A spacious and versatile living area, open plan to the kitchen. The lounge features laminate flooring, radiator and useful under-stairs storage cupboard. Sliding doors open directly onto the rear garden, providing an excellent connection between the indoor and outdoor spaces.

Landing

First-floor landing providing access to all three bedrooms, the family bathroom and loft space.

Bedroom One - 13' x 10' (3.96m x 3.05m)

Generous principal bedroom benefiting from two double-glazed windows overlooking the rear aspect and a radiator.

Bedroom Two - 11'2" x 6'1" (3.40m x 1.85m)

Featuring a double-glazed window overlooking the front aspect and radiator.

Bedroom Three - 8' x 6' (2.44m x 1.83m)

Featuring a double-glazed window overlooking the front aspect and radiator.

Family Bathroom

Fitted with a bath with shower over, low-level WC and wash hand basin. The bathroom also benefits from a radiator and frosted double-glazed window to the side aspect.

Front

The property benefits from two allocated parking spaces to the front, providing convenient off-road parking.

Rear Garden

Spacious and private rear garden, predominantly laid to lawn with attractive shrub borders and a patio seating area. An ideal space for outdoor dining, entertaining or relaxing.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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