



# ROYAL FOX

... ultimate estate agency

[www.royalfox.co.uk](http://www.royalfox.co.uk)

- **A Rare & Exciting Opportunity**
- **1960's Detached True Bungalow**
- **Additional One Bed Bungalow (Built 2009)**
- **Set on a 1.6 Acre Plot**
- **Private Road & Driveway**
- **Separate Detached Workshop**
- **Beautiful Gardens & Grounds**
- **Private & Secluded**
- **No Chain**



**HIDDEN GEM! - A RARE & EXCITING OPPORTUNITY - SPACIOUS 1960'S DETACHED TRUE BUNGALOW - ADDITIONAL ONE BEDROOMED BUNGALOW - 1.6 ACRE PLOT - STUNNING, PRIVATE GROUNDS & GARDENS**

...

Royal Fox Estates are pleased to offer .. No. 1 & 2 Canalside located on the edge of the semi rural village of Barnton. Follow the private track through the private grounds to reach "Waterdale" a spacious, detached true bungalow offering modern convenience and an open layout in an idyllic setting. On entering the plot No. 1 can be found just to the left-hand side. An annexe style bungalow built in 2009 that offers everything required for 1 /2-person accommodation. The properties are surrounded by beautiful green space with ample opportunity for further development and adding value in the future. (subject to relevant permissions)



**1 & 2 Canal Side  
Barnton Northwich**

**Guide Price  
£575,000**



---

## Accommodation

### No.1)

**Kitchen** 10' 6" x 11' 6" (3.2m x 3.5m)

**Lounge** 11' 2" x 11' 2" (3.4m x 3.4m)

**Bedroom** 10' 6" x 11' 6" (3.2m x 3.5m)

**Bathroom / WC** 8' 2" x 6' 7" (2.5m x 2m)

### No.2)

**Entrance Hall** 17' 1" x 5' 11" (5.2m x 1.8m)

**Lounge** 17' 5" x 14' 9" (5.3m x 4.5m)

**Inner Hall** 9' 6" x 8' 6" (2.9m x 2.6m)

**Kitchen/Diner** 11' 2" x 15' 5" (3.4m x 4.7m)

**Bedroom One** 13' 9" x 16' 1" (4.2m x 4.9m)

**Bedroom Two** 11' 10" x 12' 2" (3.6m x 3.7m)

**Bedroom Three** 9' 6" x 8' 2" (2.9m x 2.5m)

**Shower Room/WC** 7' 3" x 8' 2" (2.2m x 2.5m)

**Attached Single Garage**

**Cellar**

## ACCOMMODATION:

**No.1:** Comprises of .. Entrance into fitted breakfast kitchen with in built appliances, hallway leading to lounge, bathroom/WC and a double bedroom with fitted units.

**Waterdale (No.2) :** Comprises of ... Spacious entrance hall, large & bright open lounge with bay window. To the end of the entrance hall is a modern Shower room/WC with walk in unit. An inner hall leads to the rear dining kitchen fitted with modern appliances and access to the rear. There are two very generous double bedrooms & a third bedroom offering versatility to be an office/study if required. Also of note is an attached single garage as well as a cellar accessed via steps outside which spans the width & length of the property.

**OUTSIDE:** So much can be said for the exterior & plot with so much to take in. Bordered and enclosed by mature trees the well maintained grounds while substantial offer privacy and a quiet setting. There is a private track leading up to the main bungalow which has a large driveway & spacious patio area giving a great space to entertain and relax. Off No.1 are garden areas and a detached workshop.

**LOCATION:** Located just off the Trent & Mersey Canal path on the edge of Barnton Village. Local shops and amenities reside close by, whilst being close but not too close to joining the main road making it easy to get to nearby villages and towns, chief amongst which is the town centre of Northwich being around a ten minute drive and offering a wide range of shops, supermarkets & national chains. Outdoor pursuits are close by too with Marbury Country Park and Anderton Boat Lift museum / nature reserve within walking distance.

---

## Property Information:

- *Tenure: Freehold*
- *EPC Rating: No.1, C / No.2, D*
- *Council Band: No.1 C / No.2, E*
- *Mains Connected:*
- *Parking Arrangements: Driveway/Garage*



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

**Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**







## Directions

Canal Side is located just off Runcorn Road. Approaching Barnton going up the hill where the road turns right, turn off to the left. The entrance to the properties is directly ahead.

***“Call The Fox NOW for your FREE valuation”***



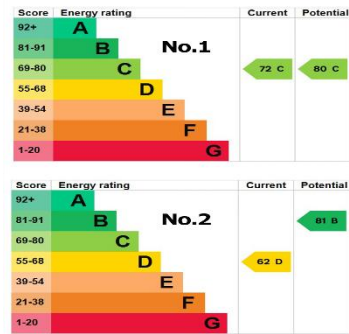
### IMPORTANT NOTE:

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
- Council Band: No.1 - C / No.2 - E
- Parking Arrangements: Driveway & Attached Garage



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







Outbuilding/Workshop

**No.1**

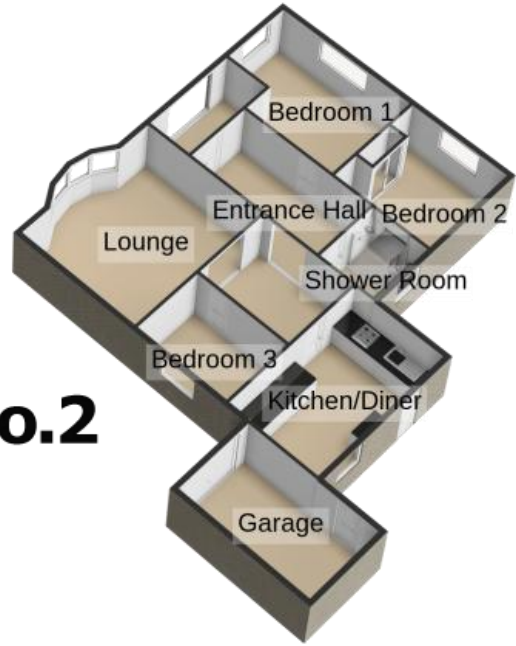


Bedroom

Bathroom

Kitchen

Lounge



Bedroom 1

Entrance Hall

Bedroom 2

Lounge

Shower Room

Bedroom 3

Kitchen/Diner

**No.2**

Garage

