



Wright Marshall  
Estate Agents

16 NURSERY ROAD, BARNTON, NORTHWICH  
CW8 4JY

OFFERS IN THE REGION OF £215,000





A well presented three double bedroom period property with off road parking to the rear aspect located in Barnton

## Description

Purchased by the current vendor twenty eight years ago this property has been updated throughout maintaining its stunning period features.

Externally the property has potted gardens to the front and rear aspects and a gated off road parking space to the rear aspect.

Ground floor accommodation comprises entrance hall with original minton flooring, stairs to the first floor and a door to the dining room.

The cosy lounge has oak effect laminate flooring with two double glazed windows to the front aspect, a feature gas fireplace and double doors to the dining room. The dining room has oak effect flooring with a double glazed window to the side aspect and a door to the kitchen. The kitchen has a large understairs storage cupboard, tiled flooring, a range of low level and eye level units and a range of integrated appliances including an extractor hood, a four ring gas cooker and a family sized dishwasher. The utility room has tiled flooring, a wall mounted combi boiler, a double glazed window to the rear aspect, space for a washing machine, tumble dryer and an American fridge freezer.

First floor accommodation comprises spacious landing with access to the partly boarded loft space, three double bedrooms and a three piece family bathroom, all of which are double glazed.

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, 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.

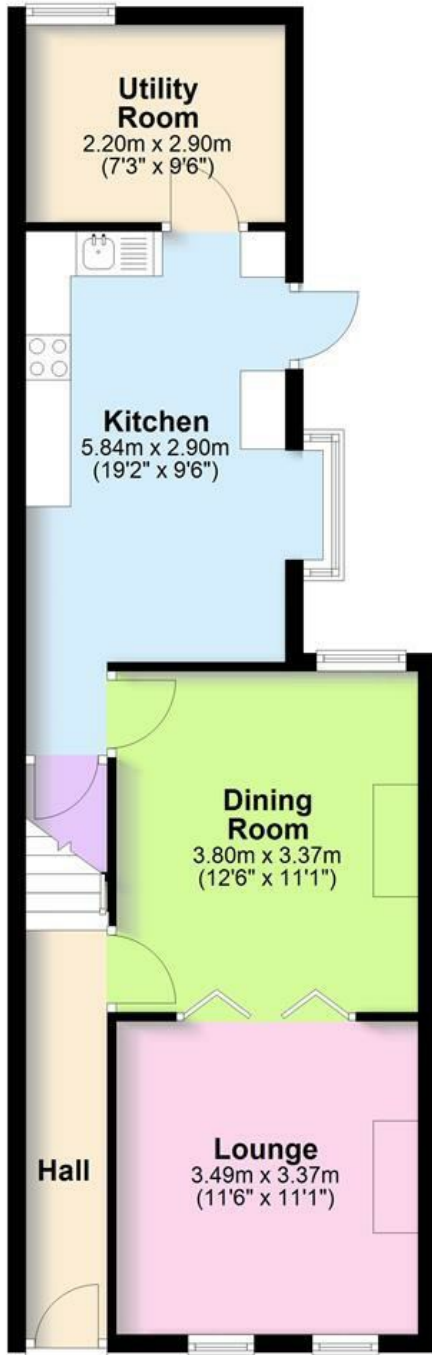






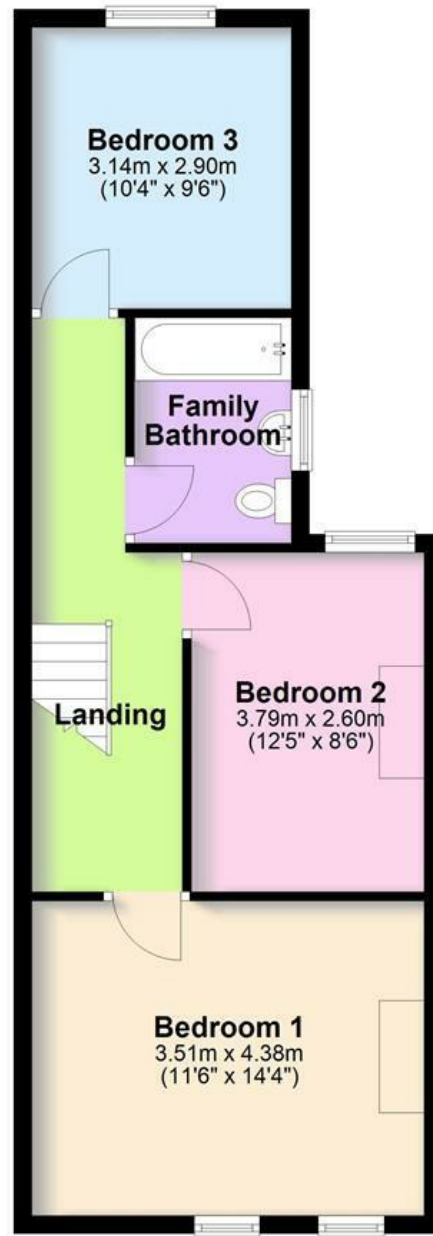
## Ground Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



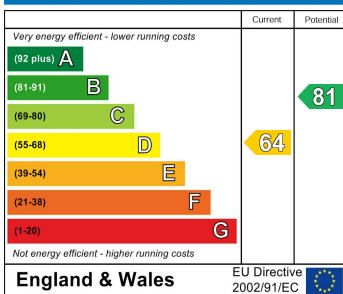
## First Floor

Approx. 49.3 sq. metres (530.9 sq. feet)

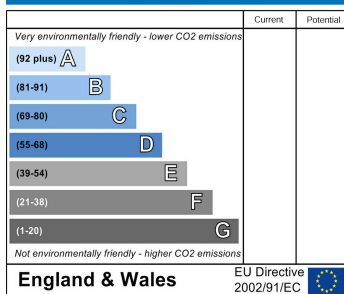


Total area: approx. 102.8 sq. metres (1106.8 sq. feet)

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements