



ROYAL FOX

... ultimate estate agency

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- **Detached Family Home**
- **Beautifully Presented**
- **Three Bedrooms**
- **Open Plan Layout**
- **Large Victorian Style Conservatory**
- **Guest WC**
- **Log Burner**
- **Attractive & Enclosed Rear Garden**
- **Bespoke Timber Outhouse**



BEAUTIFUL DETACHED FAMILY HOME - THREE BEDROOMS - DRIVEWAY & GARAGE - ATTRACTIVE, PRIVATE REAR GARDEN - QUIET CUL-DE-SAC LOCATION ...

Royal Fox Estates are delighted to offer this beautifully presented detached home that has undergone significant improvement by the current owners over the recent years. No. 5 Redwood close sits in a quiet Cul-De-Sac consisting of just 10 homes on the highly regarded Locke Estate in Barnton Village.

ACCOMMODATION: The home comprises of .. To the ground floor - Entrance porch, spacious lounge with LOG BURNER, open plan kitchen/diner with BUILT IN APPLIANCES opening into a large Victorian style conservatory. Off the kitchen on the other side is a rear hall leading to a Guest WC, internal access to the garage & rear access to the garden. To the first floor are three bedrooms as well as a family bathroom/WC.

OUTSIDE: To the front the home benefits from driveway parking suitable for ample parking. To the rear is an extremely attractive & private rear garden requiring low maintenance with a small lawn, patio area & covered pergola seating area for relaxation. In addition is a fantastic BESPOKE TIMBER OUTBUILDING offering many different uses.

LOCATION: The Locke Estate in Barnton is ever popular with families for it's proximity to local schools & nurseries as well as outdoor pursuits being found just around the corner with Marbury Country Park & Anderton Boat Lift museum & nature reserve. There is a good range of local amenities within the village and the market town of Northwich is just a 10 minute drive away with many large supermarkets, national chains & multi screen Odeon Cinema.



**5 Redwood Close
Barnton Northwich**

**Guide Price
£310,000**

Property Info:

- *Approx Sq Footage 1065 (99.2 Sq m)*
- *Freehold*
- *EPC Rating: TBC*
- *Council Band: C*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway & Garage*



Entrance Porch 3' 11" x 5' 10" (1.19m x 1.78m)

Lounge 11' 2" x 18' 0" (3.41m x 5.49m)

Kitchen/Diner 9' 7" x 18' 0" (2.93m x 5.49m)

Conservatory 11' 10" x 8' 9" (3.6m x 2.66m)

Rear Hall

Guest WC 3' 1" x 5' 7" (0.93m x 1.69m)

Attached Garage 17' 9" x 8' 1" (5.42m x 2.46m)

Landing

Bedroom One 11' 2" x 10' 8" (3.41m x 3.26m)

Bedroom Two 10' 2" x 9' 7" (3.09m x 2.92m)

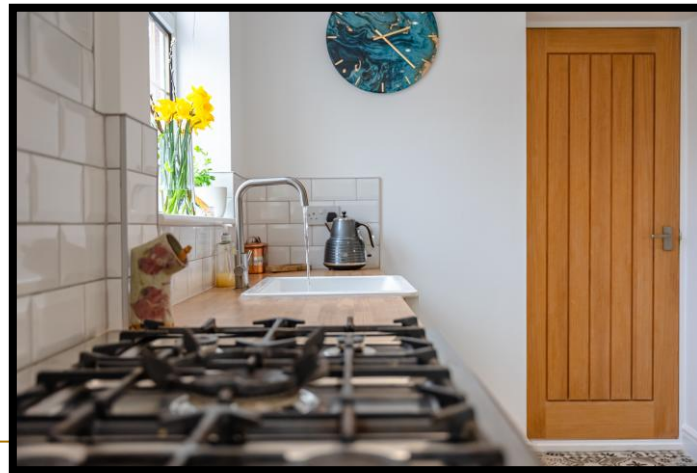
Bedroom Three 7' 4" x 8' 3" (2.24m x 2.51m)

Bathroom/WC 8' 2" x 6' 10" (2.48m x 2.09m)





*“Put your property
in our hands...”*



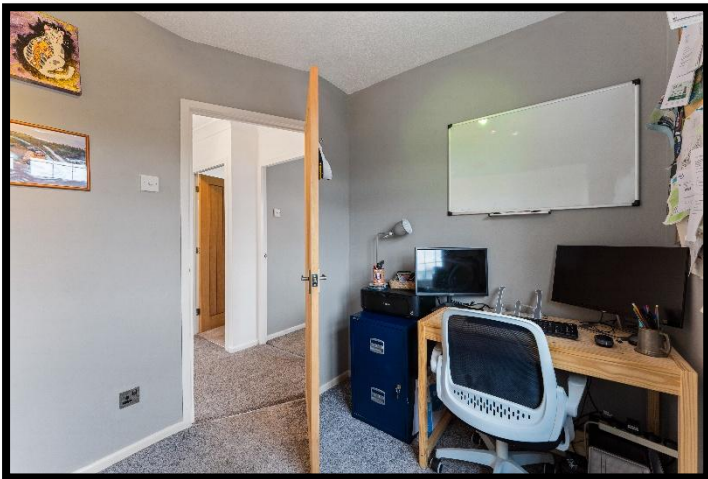
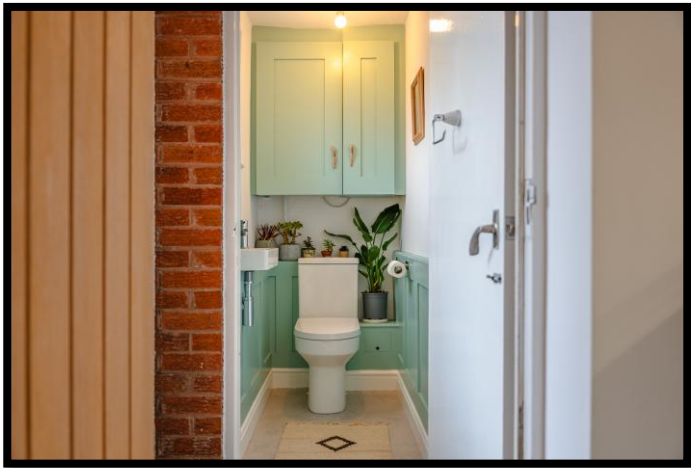
*“Ultimate Estate
Agency....From The Fox”*

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Directions

On entering the Locke Estate from Laurel Close / Elmwood Road, continue along before turning left onto Sycamore Crescent. Then take the 2nd left onto Redwood Close. No.5 is located on the left hand side.

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



IMPORTANT NOTE:

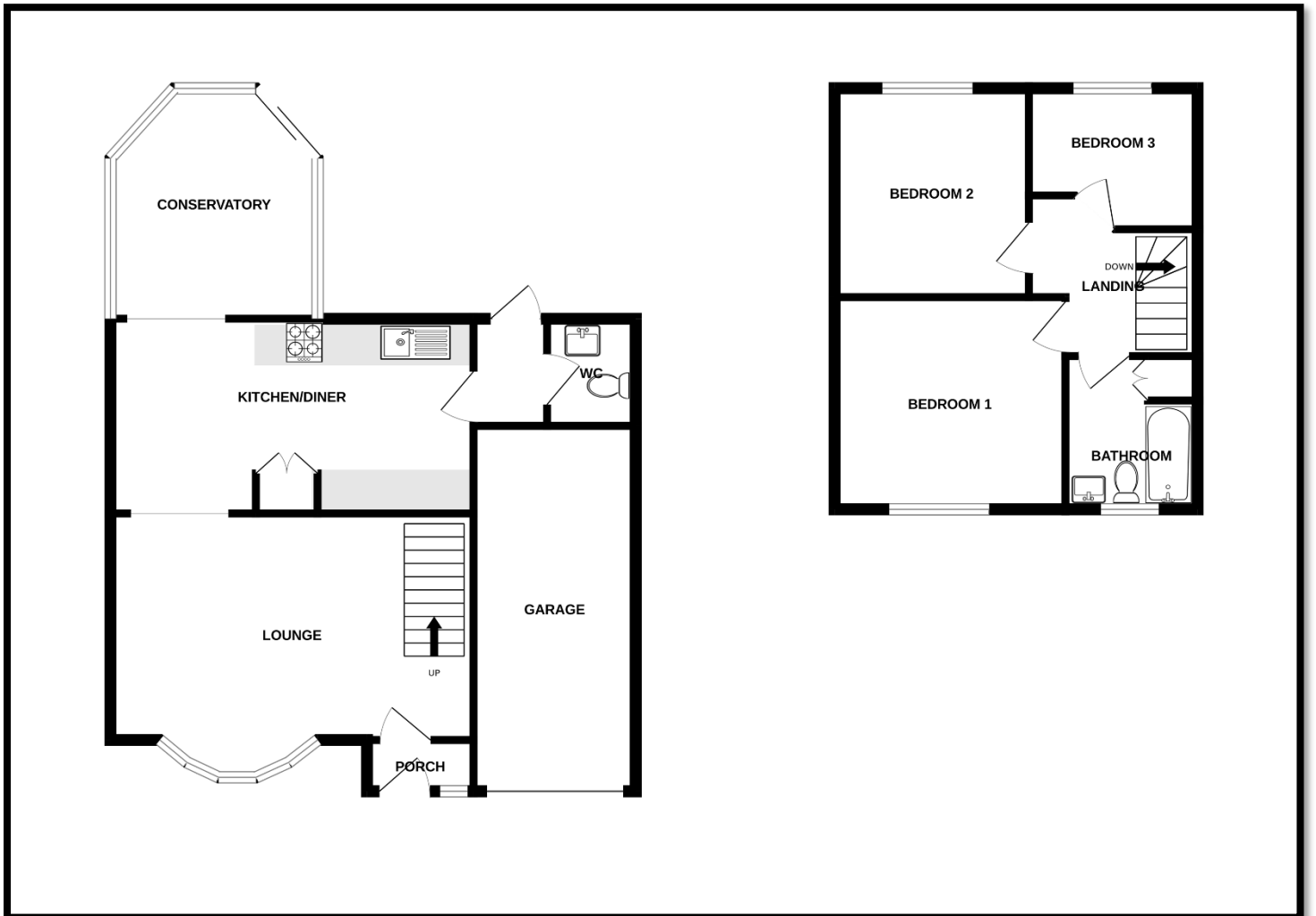
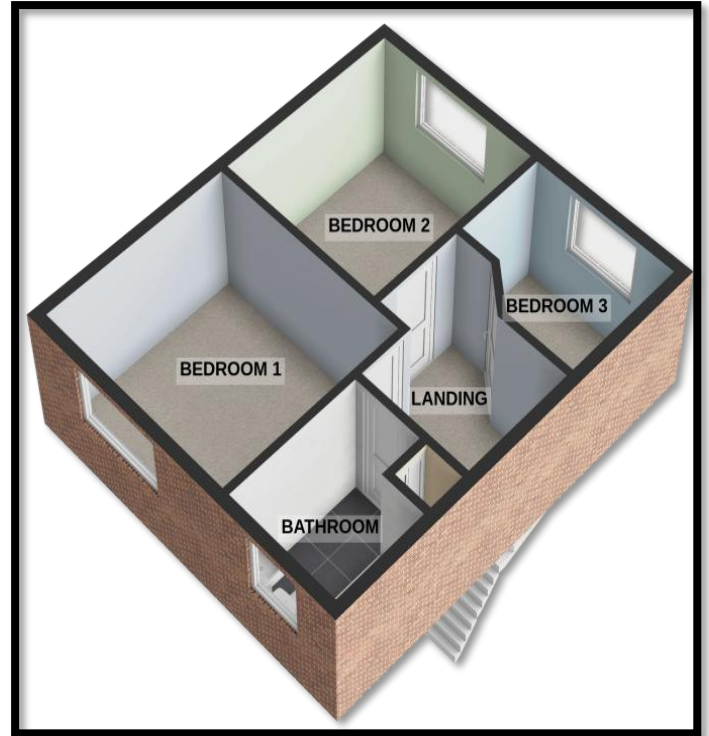
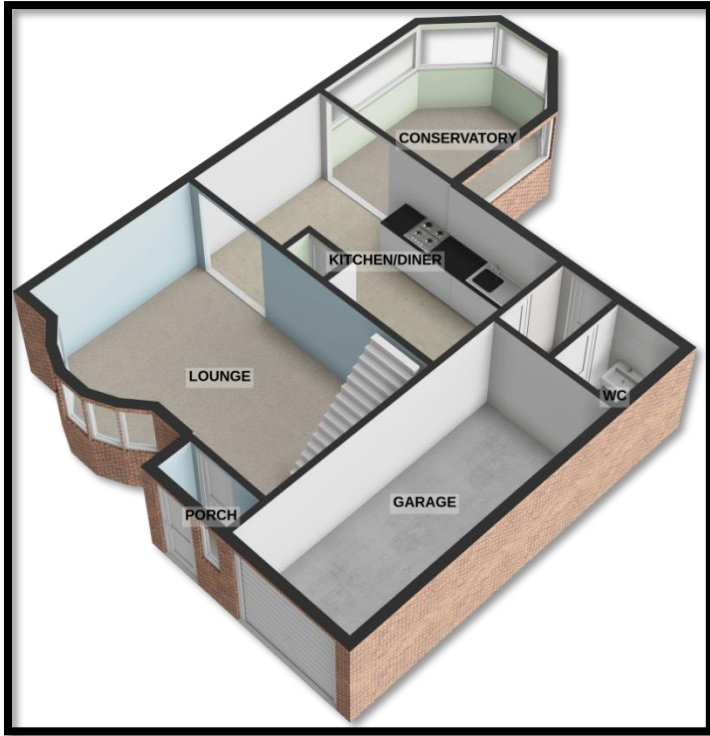
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The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Driveway & Attached Garage







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	62 D
39-54	E		
21-38	F		
1-20	G		

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