



ROYAL FOX

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- Substantial Semi Detached
- 2000 Sq Ft of Accommodation
- Three Bedrooms
- Vast Open Ground Floor Layout
- Large Plot
- Rear Snug/Family Room
- Utility & Guest WC
- Gardens & Two Gated Driveways for Ample Parking



TRULY SUBSTANTIAL FAMILY HOME - 2000 SQUARE FT OF ACCOMMODATION - EXCELLENT PLOT - MODERN & OPEN GROUND FLOOR LAYOUT ... Royal Fox Estates are delighted to offer this wonderful family home of impressive size with a jaw dropping expansive ground floor layout perfect for family life. The home has been comprehensively improved over the years offering modern living on an excellent sized corner plot.

ACCOMMODATION: Comprising of briefly: Entrance Hall, lounge, 30X15 FT LIVING KITCHEN/DINER with BUILT IN APPLIANCES, utility room, downstairs guest WC, rear hall leading to a bright and spacious family room/snug with sky lights & LOG BURNER. To the first floor are three bedrooms and a four-piece family bathroom with corner shower and jacuzzi style bath.

OUTSIDE: Ample parking is afforded with GATED DRIVEWAYS to the front and rear thanks to the excellent sized corner plot the home sits on. As well as an enclosed SOUTH FACING garden. SOLAR PANELS are fitted to the south facing roofline (owned) which the owners have commented make a considerable saving to their yearly bills.

LOCATION: Situated within a prominent position of Barnton good access is afforded to all local amenities to include shops and primary schools, excellent transport links via the A49 to the local motorway connections of the M6 and M56. Northwich town centre is approximately 3 miles away where a large selection of shops and services are readily available.



95 Townfield Lane
Barnton Northwich

Offers in the Region Of

£375,000



Property Info:

- *Tenure: Freehold*
- *Approx Sq Footage: 1992 (185.9 Sq m)*
- *EPC Rating: C*
- *Council Band: E*
- *Parking Arrangements: Front & Rear Driveways*

Accommodation

Entrance Hall 0' 0" x ' ' (0m x m)

Lounge 21' 5" x 24' 2" (6.52m x 7.36m)

Living Kitchen / Diner 29' 2" x 15' 2" (8.89m x 4.62m)

Rear Snug / Family Room 19' 8" x 8' 6" (5.99m x 2.58m)

Utility Room 9' 1" x 16' 2" (2.76m x 4.94m)

Guest WC 3' 10" x 6' 9" (1.17m x 2.06m)

Landing

Bedroom One 10' 11" x 14' 2" (3.32m x 4.31m)

Bedroom Two 11' 9" x 10' 11" (3.58m x 3.33m)

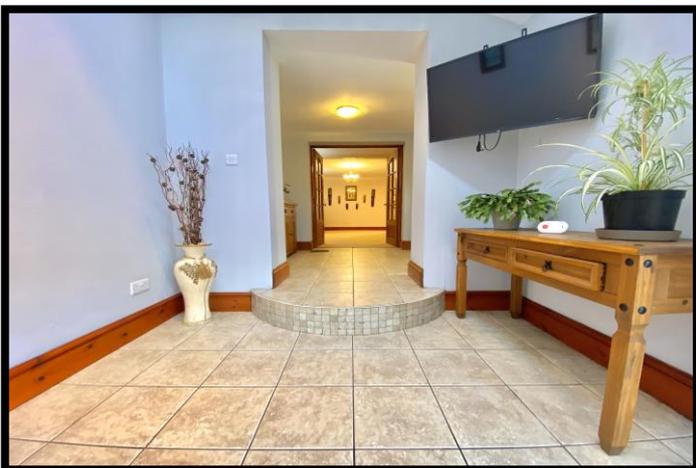
Bedroom Three 6' 10" x 10' 2" (2.09m x 3.11m)

Family Bathroom 6' 10" x 10' 5" (2.09m x 3.18m)





*"Put your property
in our hands..."*



*"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







Directions

From Northwich town centre proceed along the one way system towards Hartford proceeding up the A559 Chester Road. At the traffic lights turn right onto the B5374 Moss Road and at the traffic lights again turn left onto the A533 Winnington Lane passing over the canal and bearing left at the traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Manor Drive and at the T-Junction turn left onto Church Road, take the second right onto Lydyett Lane taking the first left onto Townfield Lane.

“Call The Fox NOW for your FREE valuation”



IMPORTANT NOTE:

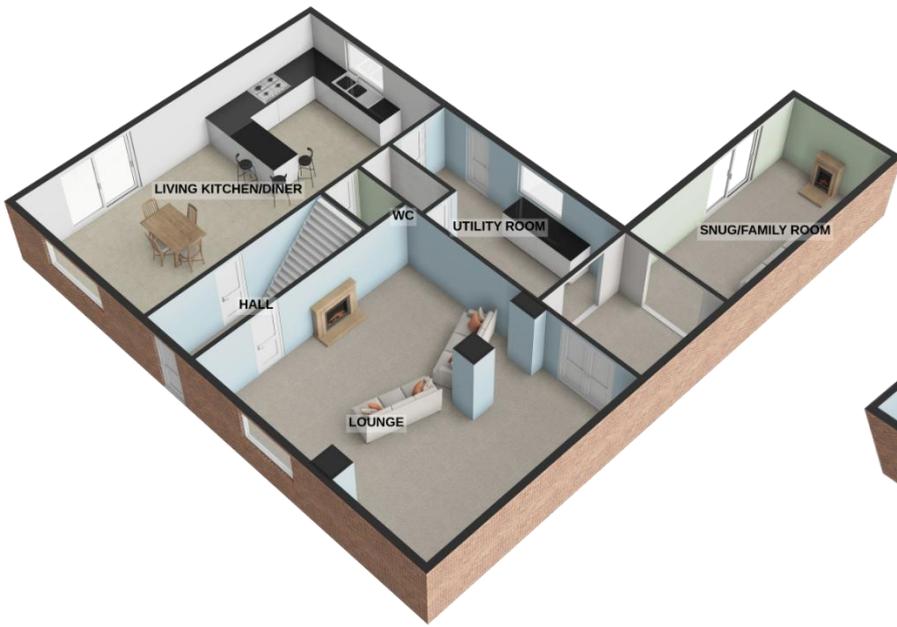
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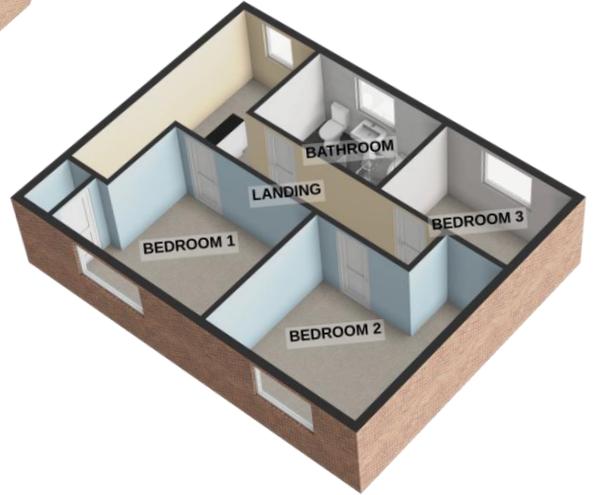
The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: E
- Parking Arrangements: Front & Rear Driveway

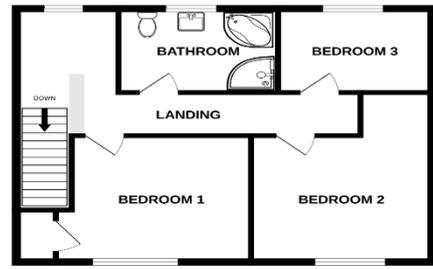
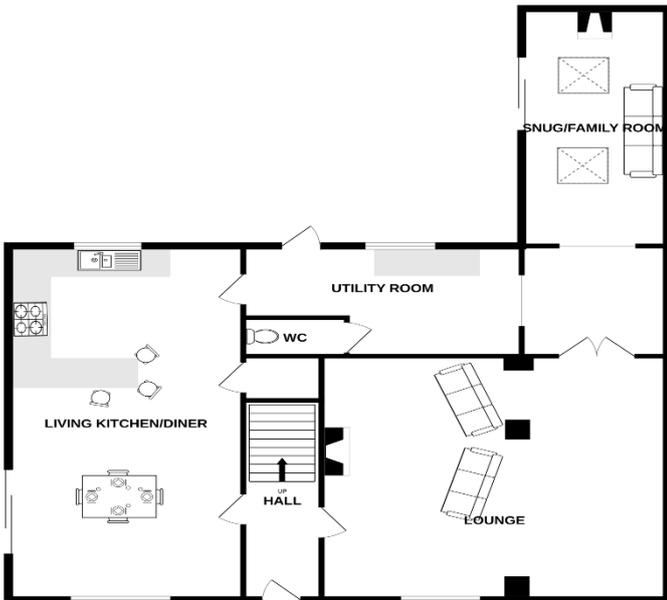




Ground floor - Energy rating



First floor - Energy rating



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

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