



ROYAL FOX

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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 two vehicles. 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 OUTHOUSE 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)

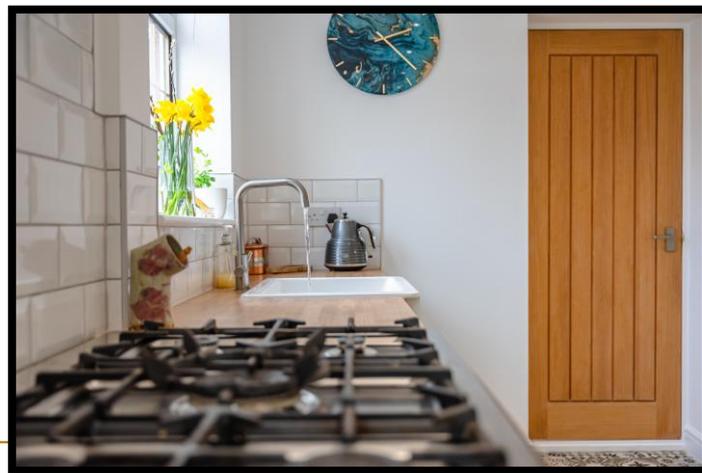
Bedroom Three 7' 4" x 8' 3" (2.24m x 2.51m)

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





*“Put your property
in our hands...”*



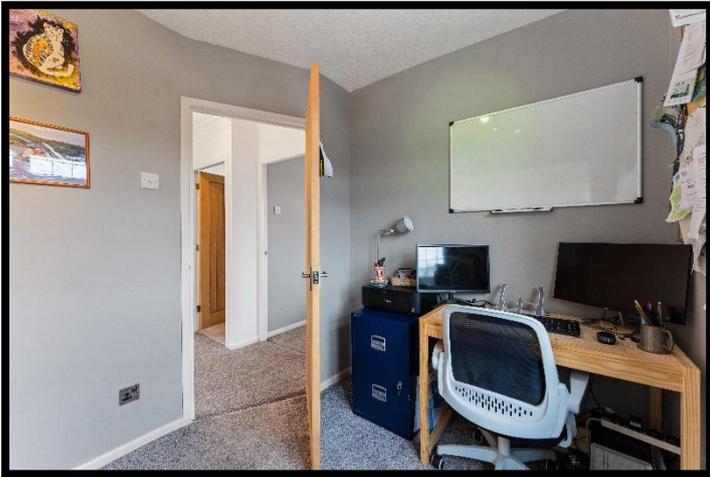
*“Ultimate Estate
Agency....From The Fox”*

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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:

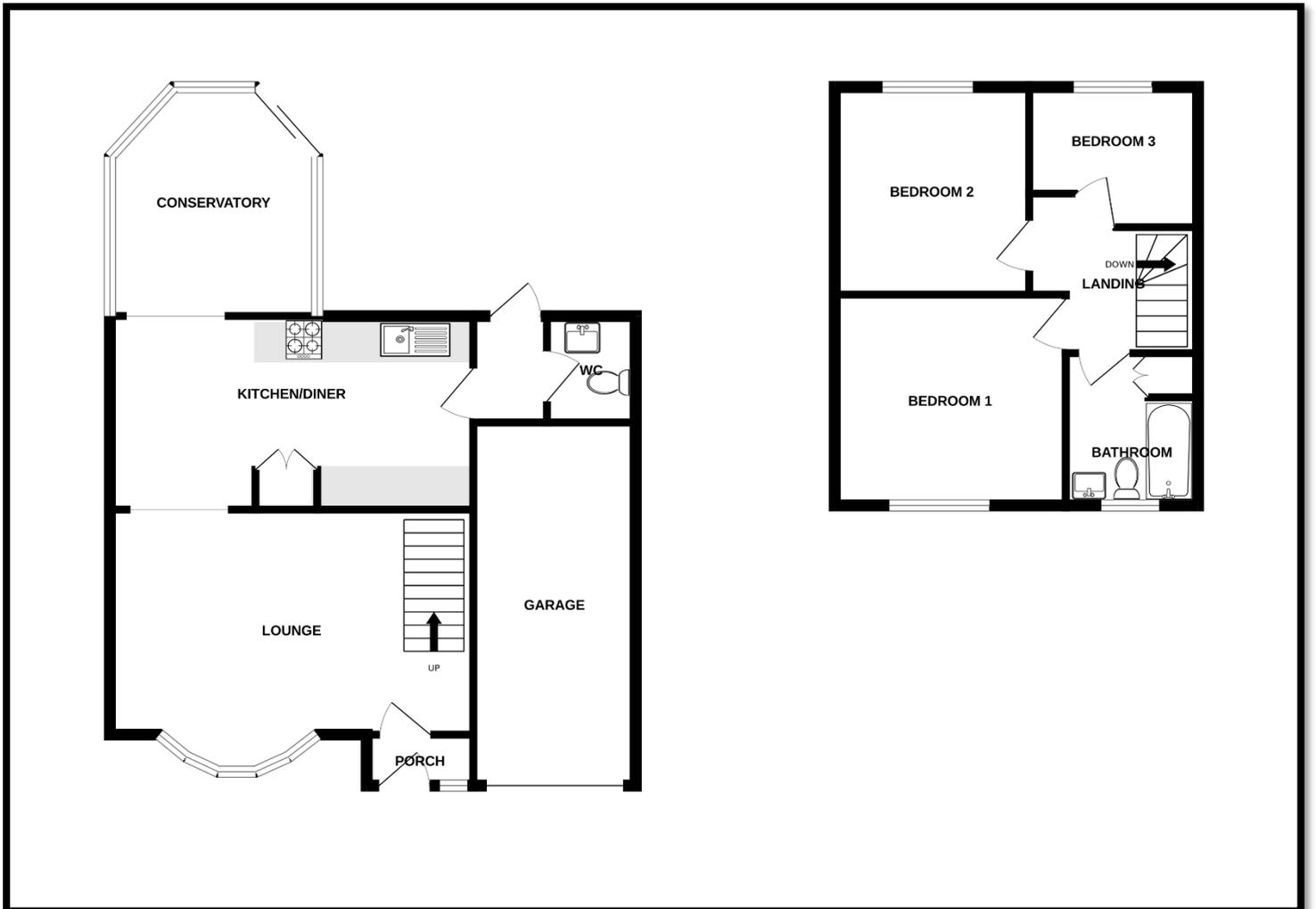
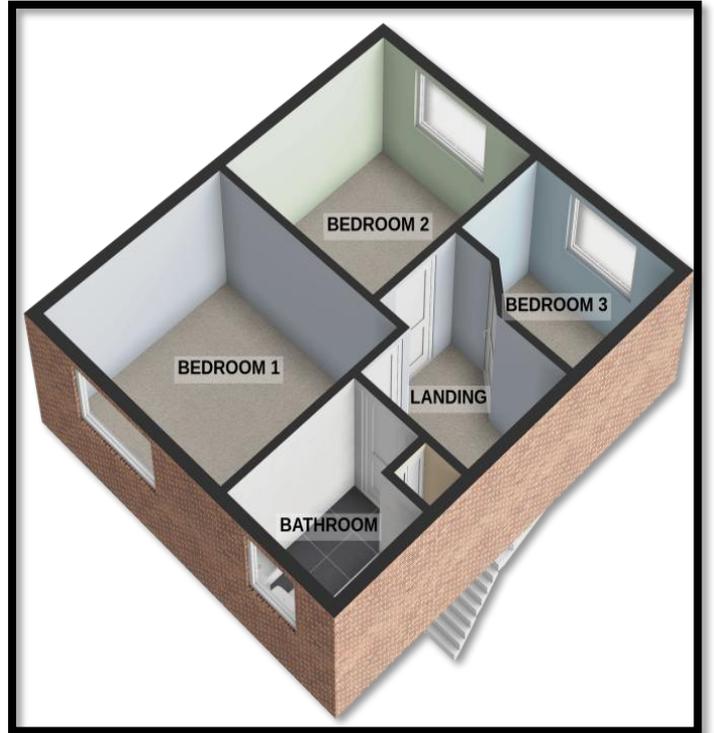
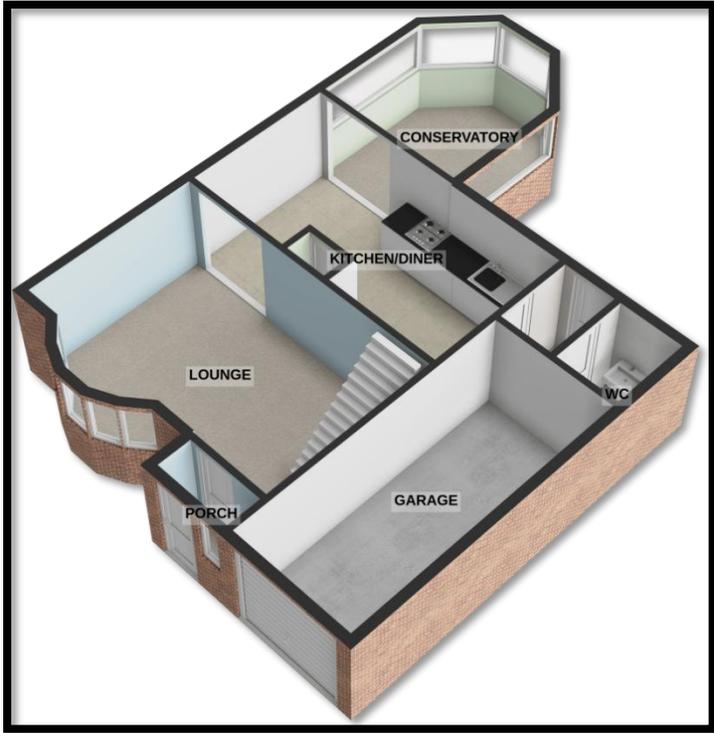
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The Fox's Insight

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







Energy Performance Certificate

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Dwelling type: Semi-detached house	Reference number: 8100-8770-0729-3026-7423	
Date of assessment: 23 April 2012	Type of assessment: RdSAP, existing dwelling	
Date of certificate: 24 April 2012	Total floor area: 66 m ²	

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	£45
Heating	£1,263 over 3 years	£996 over 3 years	£267
Hot Water	£438 over 3 years	£189 over 3 years	£249
Totals	£1,860	£1,299	£561

These figures show how much the average household would expect to spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers, fridges, freezers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs	89	Potential
(92 plus) A	89	
(81-81) B		
(55-68) D	66	
(39-54) E		
(1-38) G		
Less energy efficient • higher running costs		

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	✔
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	✔
3 Low energy lighting for all fixed outlets	£25	£39	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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