



ROYAL FOX

... ultimate estate agency

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- **Modern End Townhouse**
- **4 Bedrooms**
- **3 Storey Accommodation**
- **Large Master Suite**
- **Generous Rear Garden**
- **Two Parking Spaces**
- **Guest WC**
- **Ideal Family Purchase**
- **Popular Village Location**



MODERN END TOWNHOUSE - FOUR BEDROOMS - LARGE MASTER SUITE - GENEROUS REAR GARDEN - NO CHAIN ...

Royal Fox Estates are pleased to offer this well-presented end townhouse built in 2012 & offering spacious accommodation over three levels. Situated close to nearby amenities, schools and nurseries & equipped inside for modern day living the home makes a great fit for growing or established families.



**10 Warburton Close
Barnton, Northwich**

**Guide Price
£230,000**



ACCOMMODATION: *Comprising of ... To the ground floor: Entrance hall, guest WC, fitted dining kitchen with built in appliances, off the back is a spacious lounge leading to the conservatory. (fitted with a dark Perspex to allow for use all year round) The first floor accommodation comprises of three bedrooms (two doubles with fitted wardrobes and a single) as well as the main family bathroom. To the second floor is a large master suite with equally generous en-suite shower room.*

OUTSIDE: *Two allocated parking spots are situated down the left hand elevation of the property & external access to the rear garden. Being the end home it benefits from a larger than normal garden offering privacy at the same time.*

LOCATION: *Warburton Close sits on the edge of beautiful Cheshire countryside yet is close to local amenities to include Barnton primary school. For the commuter excellent access is afforded to the A49 with easy onward links to both the M56 & M6 motorways.*

Property Info:

- Tenure: Freehold
- EPC Rating: C
- Council Band: D
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Two allocated spaces



Accommodation

Entrance Hall 14' 0" x 6' 7" (4.27m x 2.01m)

WC 5' 6" x 3' 5" (1.67m x 1.05m)

Kitchen 13' 9" x 9' 6" (4.2m x 2.9m)

Lounge 11' 10" x 16' 5" (3.6m x 5m)

Conservatory 11' 10" x 11' 6" (3.6m x 3.5m)

First Floor Landing

Bedroom Two (First Floor) 11' 2" x 9' 6" (3.4m x 2.9m)

Bedroom Three (First Floor) 10' 6" x 9' 6" (3.2m x 2.9m)

Bedroom Four (First Floor) 7' 10" x 6' 7" (2.4m x 2.0m)

Main Bathroom (First Floor) 5' 7" x 6' 7" (1.7m x 2m)

Second Floor Landing

Bedroom One (Second Floor) 20' 4" x 10' 10" (6.2m x 3.3m)

En-Suite Shower Room (Second Floor) 7' 7" x 8' 2" (2.3m x 2.5m)



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



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

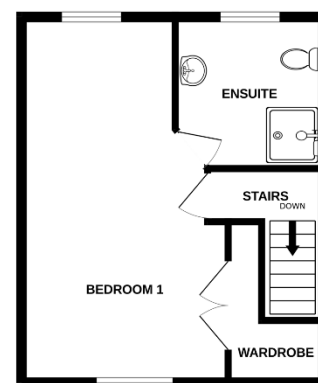
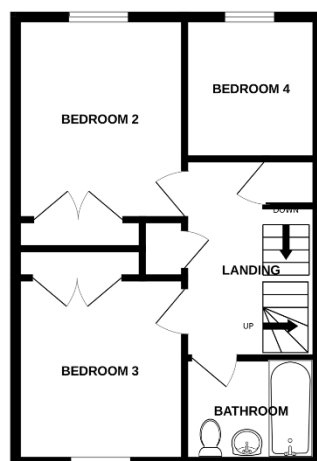
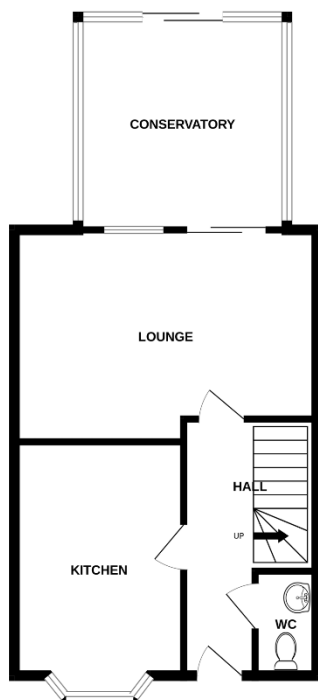
Viewings : Northwich Office
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Directions

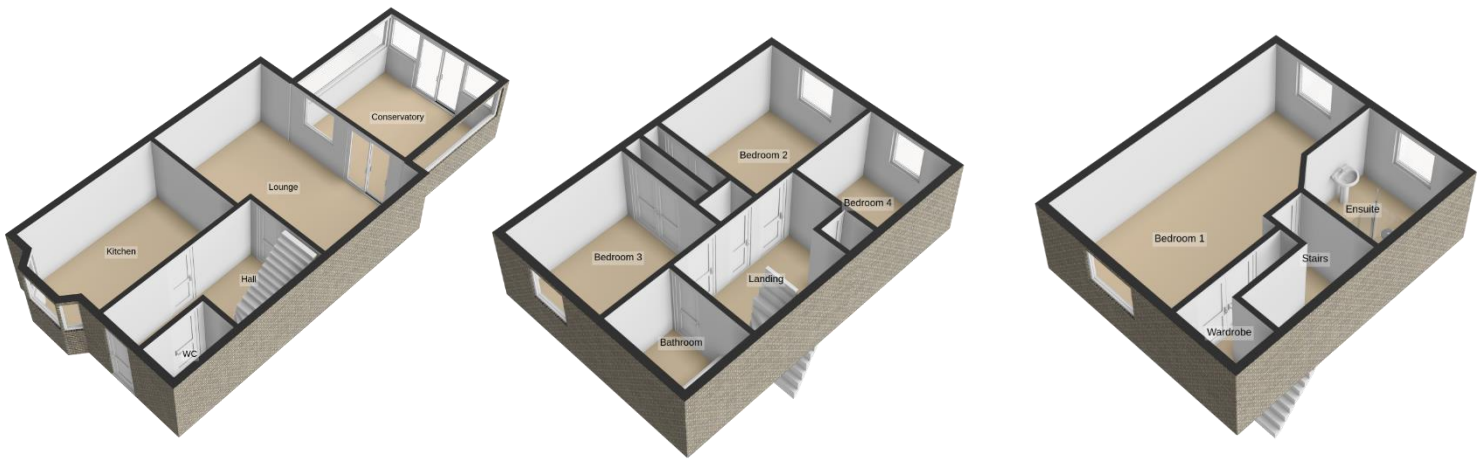
Proceed out of Northwich along the (A533) Winnington Lane. Continue up the hill and straight across two sets of traffic lights and over the swing bridge turning left onto Runcorn Road at the junction with Soot Hill. Proceed up the hill towards Barnton carry on along Runcorn Road towards the Spa petrol station, opposite you will find Warburton Close

“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

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- Class of Title. TBC
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- Parking Arrangements: Two Allocated Spaces

