



ROYAL FOX

... ultimate estate agency

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- Modern Semi Detached
- 3 Generous Bedrooms
- Extremely Well Presented
- Open Rear Views
- Large Modern Kitchen
- Utility & Guest WC
- Driveway & Garage
- Popular Location
- Close to Barnton Primary



MODERN SEMI DETACHED HOUSE - EXTREMELY WELL PRESENTED - THREE GENEROUS BEDROOMS - LARGE MODERN KITCHEN - OPEN VIEWS TO REAR - CLOSE TO BARNTON PRIMARY SCHOOL - IDEAL YOUNG FAMILY PURCHASE

Royal Fox Estates are very pleased to offer to the open market this deceptively spacious family property that benefits from gas fired central heating (combination system), boarded loft and UPVC double glazed windows. The garage with an up and over door has been converted into storage/ utility area and a guest WC.

ACCOMMODATION - Entrance porch, reception hallway, lounge, dining room, modern well fitted kitchen, utility area, three generous first floor bedrooms and a quality fitted three piece bathroom/WC.

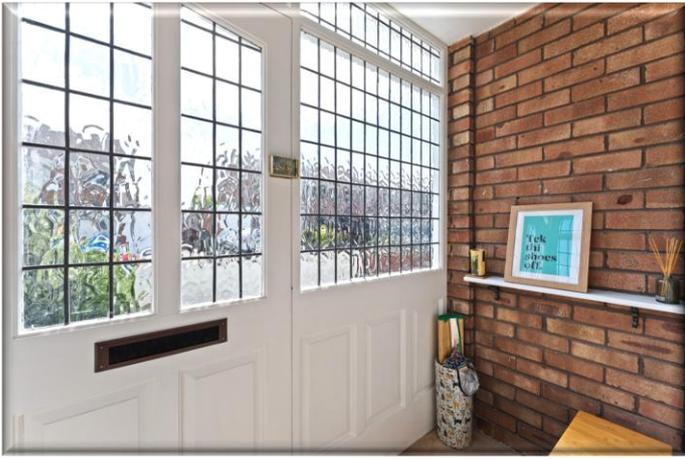
OUTSIDE - To the front is driveway parking for two cars and garden area, to the rear is an enclosed garden open wooded aspect, blocked paved patio, turfed areas, garden shed and well stocked flower beds.

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.



**27 Cherry Tree Avenue
Barnton Northwich**

**Guide Price
£275,000**



Property Information

- *Approx. Sq. Ft – 998*
- *Freehold*
- *Council Band – C*
- *EPC Rating - C*
- *Services - mains - Gas - Electric – Water (Meter) - Sewer*
- *Parking - Driveway*

Accommodation

Entrance Porch 3' 4" x 6' 8" (1.01m x 2.03m)

Reception Hallway 15' 11" x 6' 4" (4.85m x 1.94m)

Lounge 15' 9" x 10' 7" (4.81m x 3.23m)

Dining Room 8' 0" x 10' 7" (2.43m x 3.23m)

Kitchen 11' 1" x 15' 1" (3.38m x 4.59m)
reducing to 2.78m

Utility Room 6' 7" x 7' 9" (2.01m x 2.36m)

Guest WC 3' 9" x 4' 0" (1.15m x 1.23m)

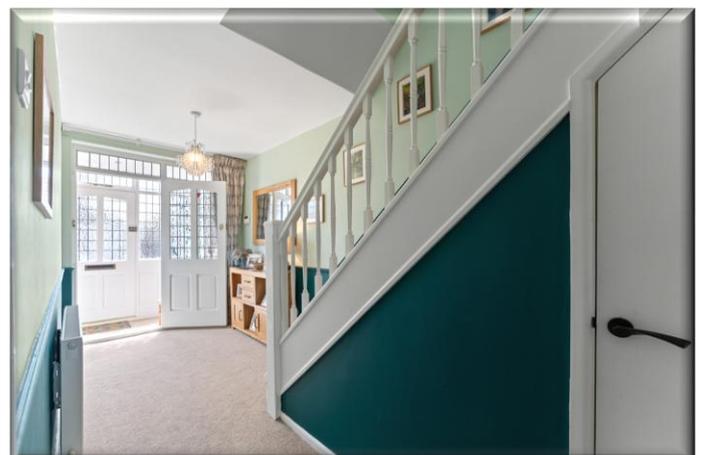
First Floor Landing 7' 3" x 7' 8" (2.20m x 2.34m)

Bedroom One 13' 7" x 9' 4" (4.14m x 2.84m)

Bedroom Two 10' 6" x 9' 7" (3.19m x 2.91m)

Bedroom Three 9' 7" x 7' 11" (2.92m x 2.42m)

Bathroom/WC 6' 11" x 7' 6" (2.12m x 2.29m)





*“Put your property
in our hands...”*



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

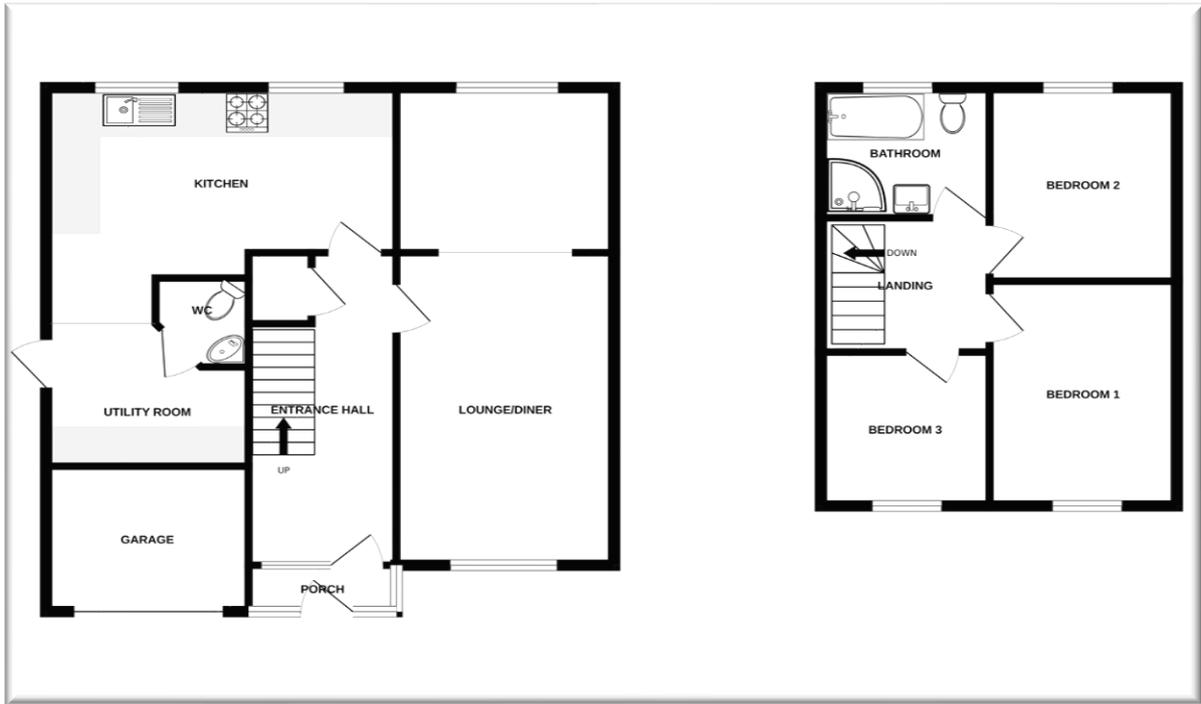
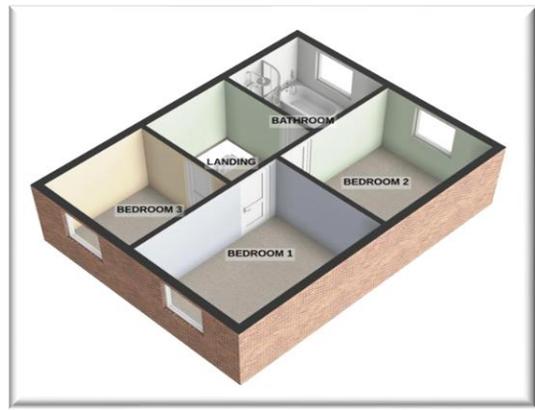
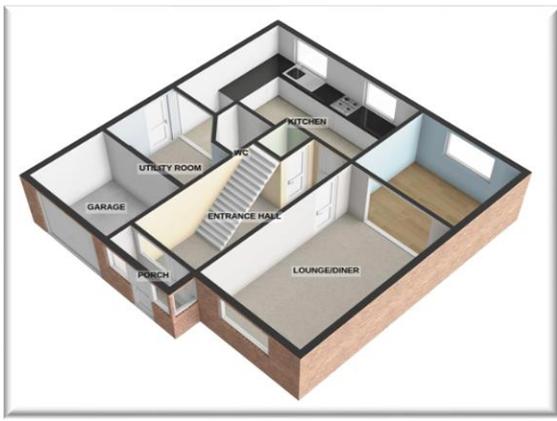
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

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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 Lydyete Lane taking the first left onto Townfield Lane, proceed along Townfield Lane turning right into Laurel Close, turn first right onto Elmwood Road and first left onto Cherry Tree Avenue, number 27 is located off to the left identified by our distinctive For Sale Board.

“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

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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