



ROYAL FOX

... ultimate estate agency

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- **Outstanding 1930's Detached**
- **Three Bedrooms with En-Suite to Master**
- **Great Blend of Modern & Original Features**
- **Stunning Dining Kitchen**
- **Utility & Guest WC**
- **Attached Garage**
- **Ample Parking**
- **Generous Rear Courtyard & Gardens**



OUTSTANDING 1930'S DETACHED - SET BACK ON A GENEROUS PLOT - WEALTH OF CHARACTER & ORIGINAL FEATURES - AMPLE PARKING & PRIVATE GARDENS ...

Royal Fox Estates are delighted to offer this spacious and comprehensively improved detached family home boasting a wealth of original period features seamlessly blending in with a modern contemporary finish with quality fixtures and fittings throughout. The home boasts a great sized plot offering ample parking, gated rear drive / courtyard & attractive, private gardens.



**92 Runcorn Road
Barnton Northwich**

**Offers Over
£400,000**



Hall

Dining Room 11' 0" x 13' 0" (3.36m x 3.95m)

Lounge 12' 11" x 12' 6" (3.93m x 3.81m)

Kitchen 20' 11" x 11' 1" (6.37m x 3.38m)

Utility room 6' 8" x 6' 5" (2.03m x 1.95m)

W.C. 6' 5" x 3' 5" (0.98m x 1.95m)

Garage 15' 0" x 9' 2" (4.56m x 2.79m)

First Floor Landing

Bedroom 1 12' 11" x 12' 6" (3.94m x 3.80m)

En-suite 6' 0" x 6' 11" (1.82m x 2.12m)

Bedroom 2 13' 0" x 11' 1" (3.96m x 3.37m)

Bedroom 3 7' 8" x 7' 8" (2.33m x 2.33m)

Bathroom 6' 9" x 8' 11" (2.07m x 2.72m)

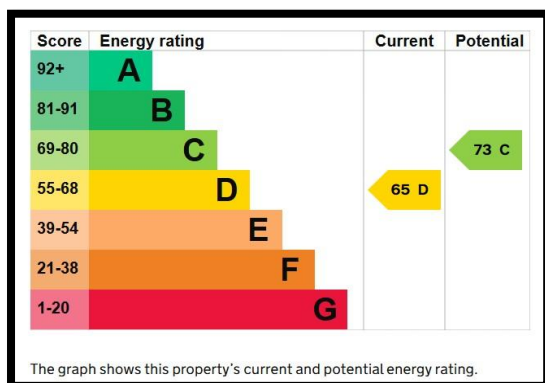
ACCOMMODATION: Comprising of .. To the ground floor - Entrance porch, reception hallway, (with ORIGINAL MINTON TYLES & PREMIUM LINCRUSTA GERGIAN PANEL WALLPAPER) lounge with bay window, separate dining room, BEAUTIFUL OPEN LIVING KITCHEN with fitted appliances, off which is a utility room, guest WC and internal access to the rear attached garage. To the first floor are three bedrooms with en-suite shower room to the master, as well as a further family bathroom.

OUTSIDE: Externally to the front are gardens & a large gravel driveway extending down the side elevation. Gates provide access to the rear where further parking is available & a spacious private courtyard area with patio area and space for alfresco dining. Further on is a generous lawned garden area bordered by mature shrubs and trees offering excellent privacy.

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.

Property Information:

- Tenure: Freehold
- Approx. Square Footage: 1469 (136.5 Sq m)
- EPC Rating: D
- Council Band: D
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway / Rear Single Garage





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

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

Tel: 01606 44 0 44

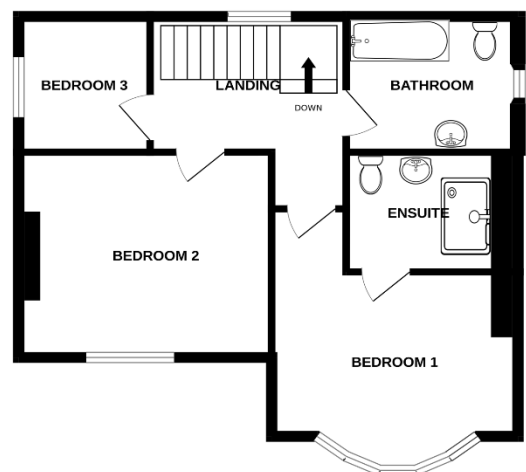
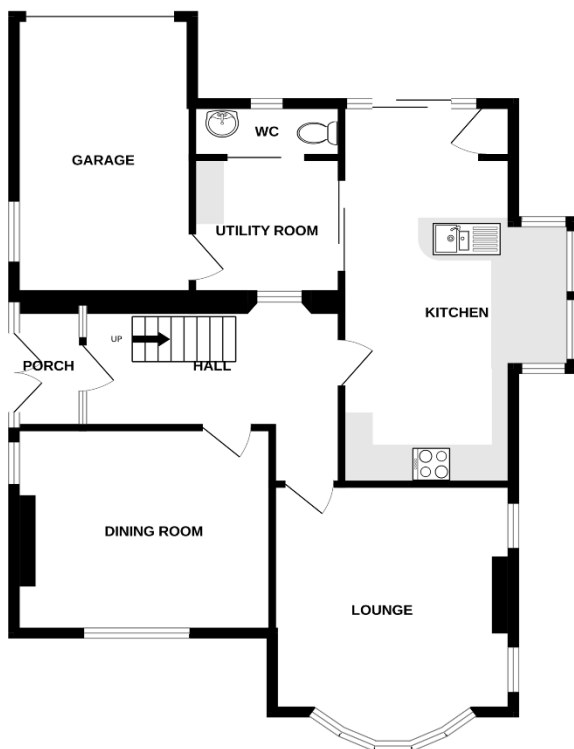
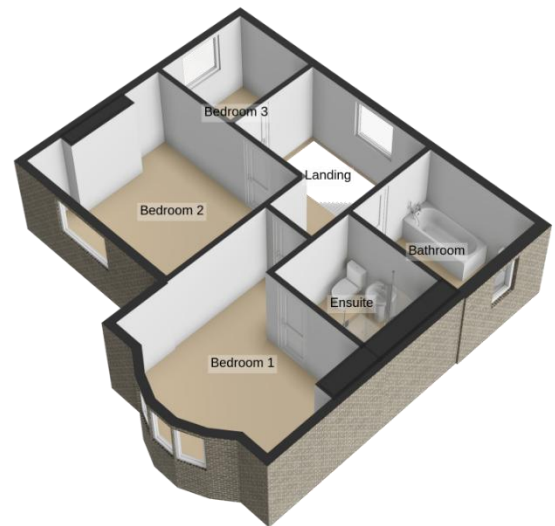
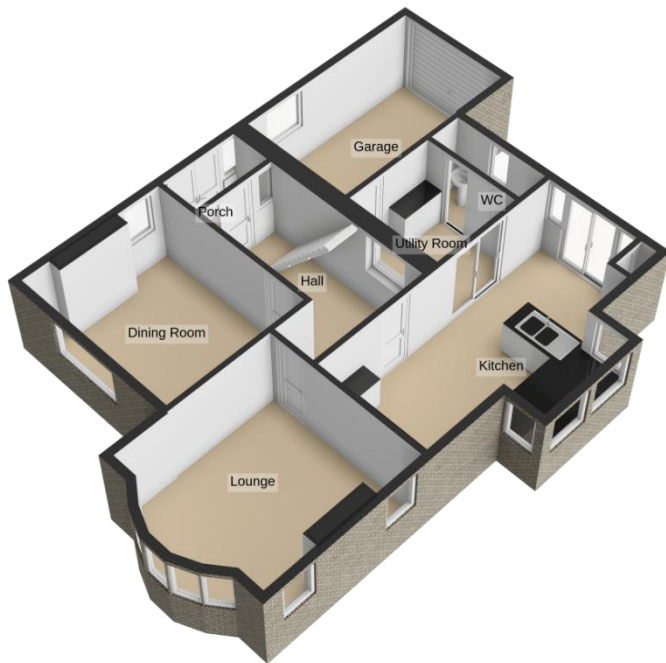
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IMPORTANT NOTE:

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.



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 and No.92 is located on the right hand side.





The Fox's Insight

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







