



ROYAL FOX

... ultimate estate agency

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- Modern Semi Detached
- Three Bedrooms
- En-Suite
- Beautifully Presented
- Two Car Parking
- Stylish Kitchen
- Gas Central Heating
- Attractive Rear Garden
- UPVC Double Glazed



STYLISH AND EXTREMELY WELL PRESENTED SEMI DETACHED - THREE BEDROOMS - EN-SUITE - TWO CAR PARKING - ATTRACTIVE REAR GARDEN - WALK IN CONDITION - IDEAL YOUNG FAMILY PURCHASE

Royal Fox are very pleased to offer to the open market this modern semi detached house that is presented to a high standard with features and benefits to include, gas fired central heating, combination system, UPVC double glazed windows, built in robes with sliding doors to both the double bedrooms, boarded loft with shelving, standing height and two car parking to the front of the property.

ACCOMMODATION: Comprising of .. To the ground floor: Entrance hall, lounge, modern fitted kitchen/diner with BUILT IN APPLIANCES, separate utility zone and downstairs guest WC. To the first floor are three bedrooms (two double one single) with en-suite shower room to the principle room at the front. As well as a modern family bathroom. Off the landing are numerous storage cupboards.

OUTSIDE - To the front are two parking spaces, gated pathway to the side leads to the rear garden. The rear garden is paved with Indian Stone, raised flower beds, water feature and not overlooked.

LOCATION: 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.



10 Pelton Close
Barnton Northwich

Offers in Excess of
£220,000



Property Info: -

- *Approx Sq. Footage 920 (84.5 Sq m) –*
- *Tenure - Leasehold –*
- *Length of Lease: 125 Years from 02/06/2017 (117 Years Remaining)*
- *Ground Rent: £378.40 PA*
- *Service Charge: Nil*
- *COST TO PURCHASE FREEHOLD – Approx. £13,000 Plus legal fees (Nov 2025) –*
- *EPC Rating: B*
- *Council Band: C*
- *Mains Connected: Electric, Gas, Water, (Meter) Sewage*
- *Parking Arrangements: Driveway*

Accommodation

Reception Hallway

Lounge 14' 4" x 14' 9" (4.36m x 4.49m)

Family Dining Kitchen 9' 11" x 13' 5" (3.03m x 4.08m)

Utility Zone 4' 2" x 5' 6" (1.26m x 1.67m)

Guest WC 3' 8" x 4' 2" (1.11m x 1.26m)

First Floor Landing

Bedroom One 10' 10" x 11' 7" (3.31m x 3.54m)
Wall To Wall

En-Suite Shower Room/WC 4' 1" x 7' 9" (1.24m x 2.35m)

Bedroom Two 9' 11" x 10' 8" (3.01m x 3.25m)
Wall To Wall

Bedroom Three 6' 9" x 7' 3" (2.05m x 2.21m)

Family Bathroom/WC 6' 5" x 6' 10" (1.96m x 2.09m)





*“Put your property
in our hands...”*



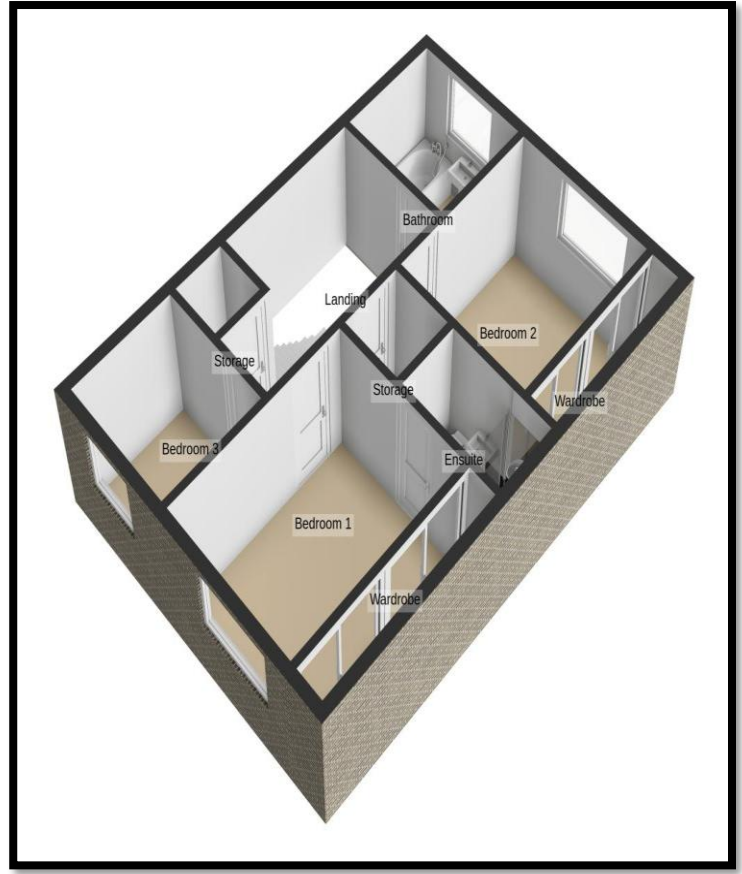
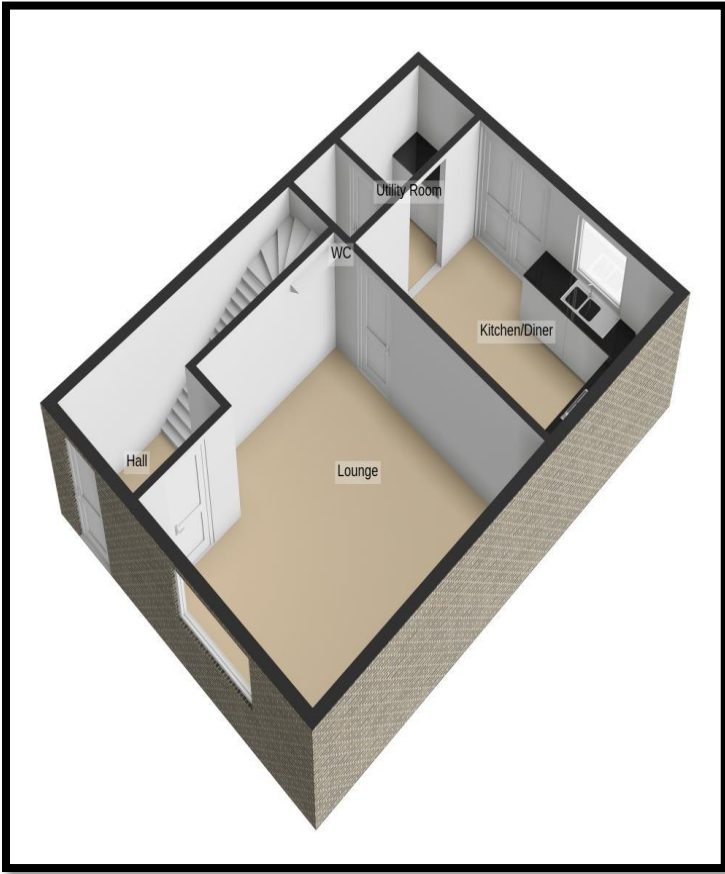
*“Ultimate Estate
Agency....From The Fox”*

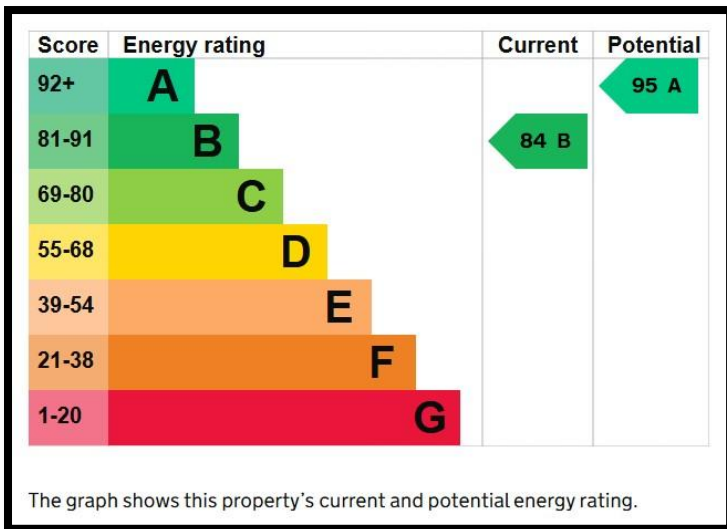
**Viewings : Northwich Office
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Directions

From Northwich town centre proceed along the one way system towards Winnington on the A553 passing through the traffic lights over the canal and bearing left at the next set of traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Grange Avenue, turn right onto Pelton 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

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



