



12 Hickson Street, Barnton, Northwich, Cheshire, CW8 4LR
£295,000

We're delighted to bring to the market this beautifully presented and extended four-bedroom semi-detached home, situated in the popular village of Barnton. The spacious accommodation comprises an inviting entrance vestibule, a comfortable lounge, a modern breakfast kitchen, a generous family room, utility room, and a convenient ground floor WC. To the first floor are four well-proportioned bedrooms and a stylish four-piece family bathroom. Externally, the property offers ample off-road parking and a garden to the front, whilst to the rear is a beautifully enclosed garden, perfect for relaxing or entertaining. Viewing is highly recommended to fully appreciate the size, presentation, and quality of accommodation this fantastic family home has to offer.

Accommodation

ENTRANCE VESTIBULE

Accessed via the entrance door to the side elevation, feature column radiator, a door leads to the lounge and stairs rise to the first floor.

LOUNGE 13' 2" x 13' 5" (4.01m x 4.09m)

With a double glazed window to the front elevation, feature column radiator, laminate flooring and feature log burner, ideal for the cold winter evenings.

FAMILY ROOM/DINING AREA 12' 0" x 17' 1" (3.66m x 5.21m)

A fantastic addition to the home. With two double glazed windows to the front elevation and double glazed French doors lead to the garden. Laminate flooring and two feature column radiators.

KITCHEN/DINER 15' 9" x 8' 7" (4.8m x 2.62m)

With two double glazed windows to the rear elevation and access through to the utility. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl ceramic sink with mixer tap. Integrated halogen hob and oven, space for fridge freezer.

UTILITY ROOM 6' x 5' (1.83m x 1.52m)

With a double glazed window to the side elevation. Fitted with a range of units, cupboard housing combi boiler, space and plumbing for washing machine, a door leads to the guest WC.

GUEST WC

With a double glazed opaque window to the rear elevation. Fitted with a low level WC and counter top handwash basin, space for dryer.

LANDING

Doors to all rooms.

BEDROOM ONE 10' 8" x 12' (3.25m x 3.66m)

With a double glazed window to the front elevation, feature column radiators, bespoke fitted wardrobes providing hanging and storage space, access to the dressing area.

DRESSING AREA

With a double glazed window to the side elevation.

BEDROOM TWO 12' x 8' 4" (3.66m x 2.54m)

With a double glazed window to the rear elevation and feature column radiator.

BEDROOM THREE 9' 8" x 8' 4" (2.95m x 2.54m)

With a double glazed window to the rear elevation and feature column radiator.

BEDROOM FOUR 8' 4" x 8' 3" (2.54m x 2.51m)

With a double glazed window to the front elevation and feature column radiator.

FAMILY BATHROOM

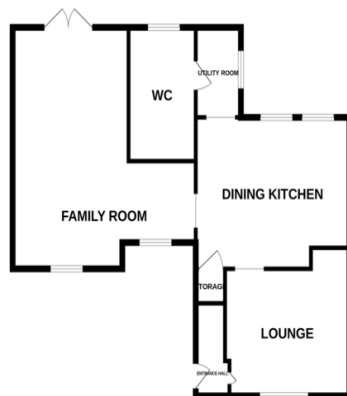
Fitted with a four piece suite comprising low level WC, hand wash basin encased in a vanity unit, panelled bath with centre taps and shower cubicle and shower, part tiled walls and feature panelling, chrome towel rail. Feature vaulted ceiling and loft access.

EXTERNALLY

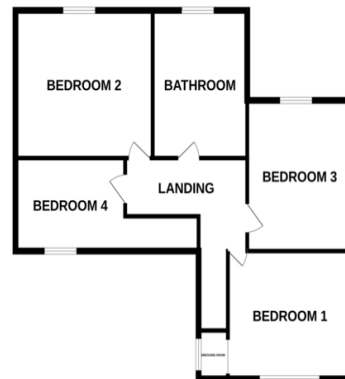
Externally, the property continues to impress with ample off-road parking and a low-maintenance front garden. To the rear is a beautifully enclosed garden featuring a patio area, low-maintenance artificial lawn, a useful storage area, and a garden shed, creating the perfect space for relaxing and outdoor entertaining.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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