



***51 Hayes Drive, Barnton, Northwich, Cheshire, CW8 4JX***  
***£250,000 – No onward chain***

*Offered for sale with no onward chain is this semi detached dormer bungalow situated on Hayes Drive in Barnton. The property features a welcoming entrance hall, spacious lounge diner, kitchen, conservatory, and bedroom one to the ground floor, along with a shower room and separate WC. To the first floor are two further well proportioned bedrooms. Externally, the property benefits from low-maintenance gardens to both the front and rear, off-road parking, and a garage. Viewing is absolutely essential to fully appreciate the accommodation and position on offer.*

# Accommodation

## *ENTRANCE PORCH*

*Accessed via the entrance door to the side elevation, a door leads to the hall.*

## *ENTRANCE HALL*

*Wall mounted radiator, doors lead to the lounge diner, kitchen, bedroom one, shower room and WC, stairs rise to the first floor.*

## *LOUNGE/DINER 15' 9 max" x 21' 7" (4.8m x 6.58m)*

*With double glazed windows to the front elevation, wall mounted radiators and fire surround with inset electric fire.*

## *KITCHEN 9' 5" x 9' 4" (2.87m x 2.84m)*

*With double glazed windows to the side and rear elevations. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated gas hob, oven and grill. Space and plumbing for washing machine, space for fridge freezer, wall mounted radiator, tiled flooring and a door leads to the conservatory.*

## *CONSERVATORY 9' 6" x 12' 8" (2.9m x 3.86m)*

*Built on a dwarf wall with double glazed French doors which lead to the garden, tiled flooring and electric under floor heating.*

## *SHOWER ROOM*

*With a double glazed opaque window to the side elevation, shower cubicle and shower, hand wash basin, tiled flooring and chrome towel rail.*

## *WC*

*With a double glazed opaque window to the side elevation, low level WC, wall mounted radiator and tiled flooring.*

## *BEDROOM ONE 9' 9" x 12' (2.97m x 3.66m)*

*With a double glazed window to the rear elevation, wall mounted radiator and built in wardrobes providing storage.*

## *BEDROOM TWO 10' 9" x 12' 0" (3.28m x 3.66m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

## *BEDROOM THREE 10' 1" x 11' 7" (3.07m x 3.53m)*

*With a double glazed window to the rear elevation, eaves storage and wall mounted radiator.*

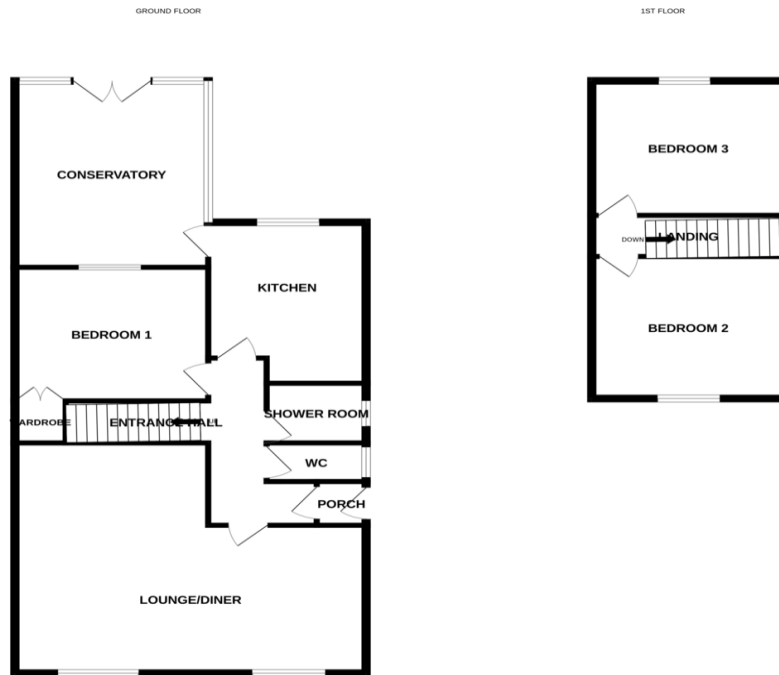
## *EXTERNALLY*

*With low maintenance gardens to the front and rear and a driveway providing off road parking.*

## *GARAGE 8' 1" x 17' 7" (2.46m x 5.36m)*

*With an up and over door, power and lighting. Courtesy door to the rear garden and a double glazed window to the rear elevation.*





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 here are not tested and no guarantee as to their operability or efficiency can be given.  
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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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