



6 Fir Tree Close, Barnton, Northwich, Cheshire, CW8 4SL
£400,000

Beautifully presented and generously proportioned, this impressive four-bedroom terraced family home occupies a desirable corner plot and offers an excellent blend of space, versatility and practicality. The ground floor features a welcoming entrance hall, spacious lounge with feature fireplace and log burner, fitted kitchen, utility room, downstairs WC and an impressive family room with bi-fold doors opening onto the rear garden. Upstairs are four well-proportioned bedrooms, including a generous principal bedroom, alongside a family bathroom and useful loft storage. Further benefits include an internal garage with electric roller door, ample off-road parking and convenient side access. Outside, the large rear garden provides an ideal space for families, entertaining and relaxing. A fantastic opportunity to acquire a spacious and versatile family home in a highly practical setting.

Accommodation

A beautifully presented and generously proportioned four-bedroom terraced property, offering spacious and versatile accommodation arranged over two floors. The property provides a fantastic combination of comfortable living space, practical features and excellent outdoor space, making it an ideal family home.

Occupying a corner plot, the property benefits from ample off-road parking, a large rear garden and convenient side access from the front through to the rear garden. Internally, the accommodation is well laid out, with a spacious lounge, fitted kitchen, impressive family room, utility room, four bedrooms and a family bathroom.

Ground Floor

Entrance Porch

Accessed via a uPVC composite glass-panelled door.

Entrance Hall

A welcoming entrance hall with radiator and access to the lounge and kitchen. Stairs rise to the first-floor accommodation.

Lounge - 15'01" × 10'10"

A comfortable reception room with uPVC window to the front elevation, vertical radiator and feature fireplace incorporating a log burner.

Kitchen - 7'11" × 14'11" (depth)

Fitted with a range of wall and base units with work surfaces over, incorporating an extractor fan, electric hob and double oven. Porcelain sink with mixer tap. The kitchen provides access to the downstairs WC, internal garage and side elevation via a composite glazed door.

Family Room - Maximum Measurement 21'09" × 19'11", reducing to 17'09"

An impressive and versatile family room providing an excellent additional living and entertaining space. Bi-fold doors open directly onto the rear garden, while a further uPVC window to the side elevation provides additional natural light. Four skylights and two vertical radiators create a bright and spacious environment. The room also provides access to the utility room.

Utility Room - 7'07" × 4'09"

A useful utility space with uPVC window to the front elevation, wooden work surface, plumbing for a washing machine and space for a tumble dryer.

Downstairs WC

Conveniently positioned off the kitchen.

First Floor

Landing

The first-floor landing provides access to all four bedrooms, the family bathroom and loft space. Loft access is via a hatch, with the loft being part-boarded and benefiting from ladder access.

Bedroom One - 18'05" × 7'10"

A particularly generous bedroom with uPVC window to the rear elevation, radiator and loft hatch providing access to additional storage space.

Bedroom Two - 13'04" × 9'08"

A good-sized bedroom with uPVC double-glazed window to the front elevation, providing plenty of natural light, together with a radiator.

Bedroom Three - 9'10" × 9'04"

Further bedroom with uPVC window to the rear elevation and vertical radiator.

Bedroom Four - 8'05" × 7'05"

A useful fourth bedroom with uPVC window to the front elevation, radiator and fitted storage.

Family Bathroom - 6'09" × 7'09"

Fitted with a panel bath and separate shower unit with shower screen, low-level WC and wash hand basin set within a vanity unit. uPVC window to the rear elevation and heated towel rail.

Internal Garage

The property benefits from an internal garage with electric power and lighting, together with an electric roller garage door. The boiler is approximately three years old and the garage roof was replaced approximately one year ago.

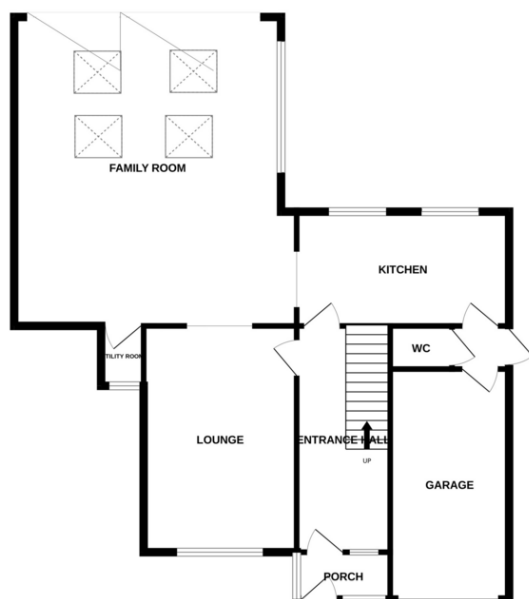
Externally

The property occupies a corner plot and benefits from ample off-road parking to the front and side.

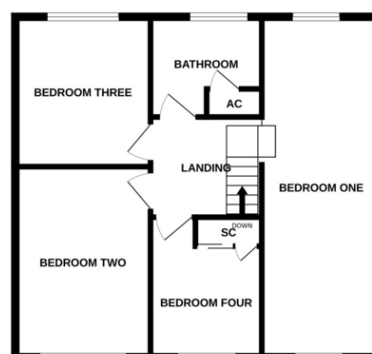
To the rear is a large garden, offering excellent outdoor space for families, entertaining and relaxation. There is also convenient side access from the front of the property through to the rear garden, providing excellent practicality.



GROUND FLOOR



1ST FLOOR



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