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 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS IN THE REGION OF £320,000



66 TOWNFIELD LANE  
 BARNTON  
 NORTHWICH  
 CW8 4LJ

3 Bedrooms, 1 Bathroom, 3 Living Areas, Council Tax Band: D



An attractive period property with over 1,800 square feet of internal accommodation set on a sizeable plot with a double garage located in Barnton

### Description

Owned in the vendors family for over forty years this double fronted, chain free property is the perfect opportunity for a growing family looking to acquire their next renovation project.

Externally the property is positioned on a desirable corner plot with a double garage to the front aspect and a large partly flagged, partly lawned garden to the rear aspect with vehicular access off Townfield Court, ideal for storing a caravan/motorhome.

Ground floor accommodation comprises entrance hall with stairs to the first floor and provides access to the morning room and lounge.

Both the morning room and the lounge measure over 16 ft by 11 ft, both with feature fireplaces and large bay windows to the front aspect, flooding the rooms with natural light creating two large reception rooms, ideal for modern family living.

The separate dining room measures 11 ft by 11 ft 9 creating a large dining area with two windows to the side aspect.

The kitchen has a range of low level and eye level units, an integrated extractor hood and family sized dishwasher and space for a gas cooker. The plumbing for the washing machine is located in the utility room off the garage where there is also a three piece shower room, creating the perfect opportunity to convert part of the garage into a self contained annex for teenage children or elderly relatives.

Upstairs comprises spacious landing with access to the partly boarded loft space, three double bedrooms and the three piece family bathroom.

Barnton is perfectly positioned within close proximity to the A49 connecting commuters to the M56 and M6 motorways.

The closest train stations are Greenbank (Chester-Manchester) and Acton Bridge (West Coast Main Line) both of which are only a 10 minute drive away and for those who don't drive there is a regular bus route on Lydyatt Lane connecting commuters to Northwich town centre.

Local schools include Barnton Community Primary School & Nursery located only a 2 minute walk away, Hartford High School and Weaverham High School, all within a 10 drive away.

Local amenities include the Co-operative in Barnton located on Lydyett Lane just a 2 minute walk away and for larger supermarkets and restaurants Northwich town centre is just a 10 minute drive away.