



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- **Characterful & Spacious Cottage**
- **Beautifully Presented**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Breakfast Kitchen**
- **Set Over Three Floors**
- **Rear Yard & South Facing Garden**
- **Summerhouse**
- **Close to Shops & Schools**



BEAUTIFUL CHARACTER COTTAGE - SPACIOUS ACCOMMODATION - THREE BEDROOMS - REAR YARD & SOUTH FACING GARDEN - IDEAL TIME / YOUNG FAMILY PURCHASE ...

Royal Fox Estates are delighted to offer this superbly presented terraced cottage located within Barnton village. The home itself has been improved and modernised over the recent years but retains a wealth of character and lovely original features as well as being deceptively spacious both inside and out.



**281 Runcorn Road
Barnton Northwich**

**Guide Price
£200,000**



ACCOMMODATION: The ground floor comprises of .. Front reception/dining room, beautiful, spacious lounge with wood burner and exposed brick feature chimney breast, as well as a fitted breakfast kitchen. To the first floor are two bedrooms and a large family bathroom finished in white. To the top floor is an excellent sized master bedroom. The home benefits from a modern boiler and radiators. (completed in 2022) A new main roof and flat roof (over the dormer) we're completed in 2019.

OUTSIDE: To the front is a shared forecourt providing access. Access to the rear is provided through the kitchen door leading to the rear yard. There is a joined on outhouse that can be utilised well for storage or as a utility space. Off which is an enclosed SOUTH FACING rear garden offering privacy & low maintenance. There is a timber decking area and an attractive summerhouse.

LOCATION: The home is ideally located within walking distance of local shops, takeaways, schools, dentist & Oakwood medical centre. Outdoor pursuits are close by with Marbury Country Park & Anderton Boat Lift / Nature reserve around a five minute drive. The town centre of Northwich is approx. 2.5 miles away with a wide selection of supermarkets, large chains & independent outlets. Direct access is afforded onto the A49 providing great access to the M6 & M56 motorway networks.

Property Information:

- Approx. Square Footage - 981 (91.1 Sq m)
- Tenure – Freehold
- EPC Rating - D
- Council Band - B
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: On Street

Entrance Reception / Dining Room 10' 1" x 12' 4" (3.07m x 3.77m)

Lounge 15' 4" x 12' 4" (4.67m x 3.77m)

Breakfast Kitchen 15' 9" x 6' 11" (4.8m x 2.11m)

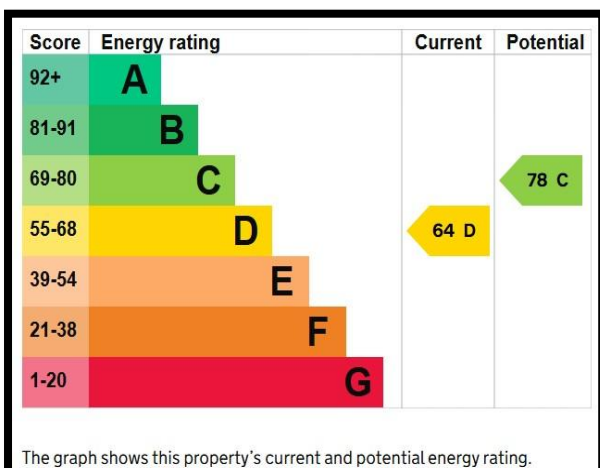
First Floor Landing 18' 6" x 2' 11" (5.64m x 0.89m)

Bedroom Two (First Floor) 12' 1" x 8' 11" (3.68m x 2.72m)

Bedroom Three (First Floor) 6' 11" x 12' 4" (2.1m x 3.77m)

Bathroom/WC 10' 3" x 6' 11" (3.12m x 2.11m)

Bedroom One (Second Floor) 15' 4" x 12' 4" (4.68m x 3.76m)











Directions

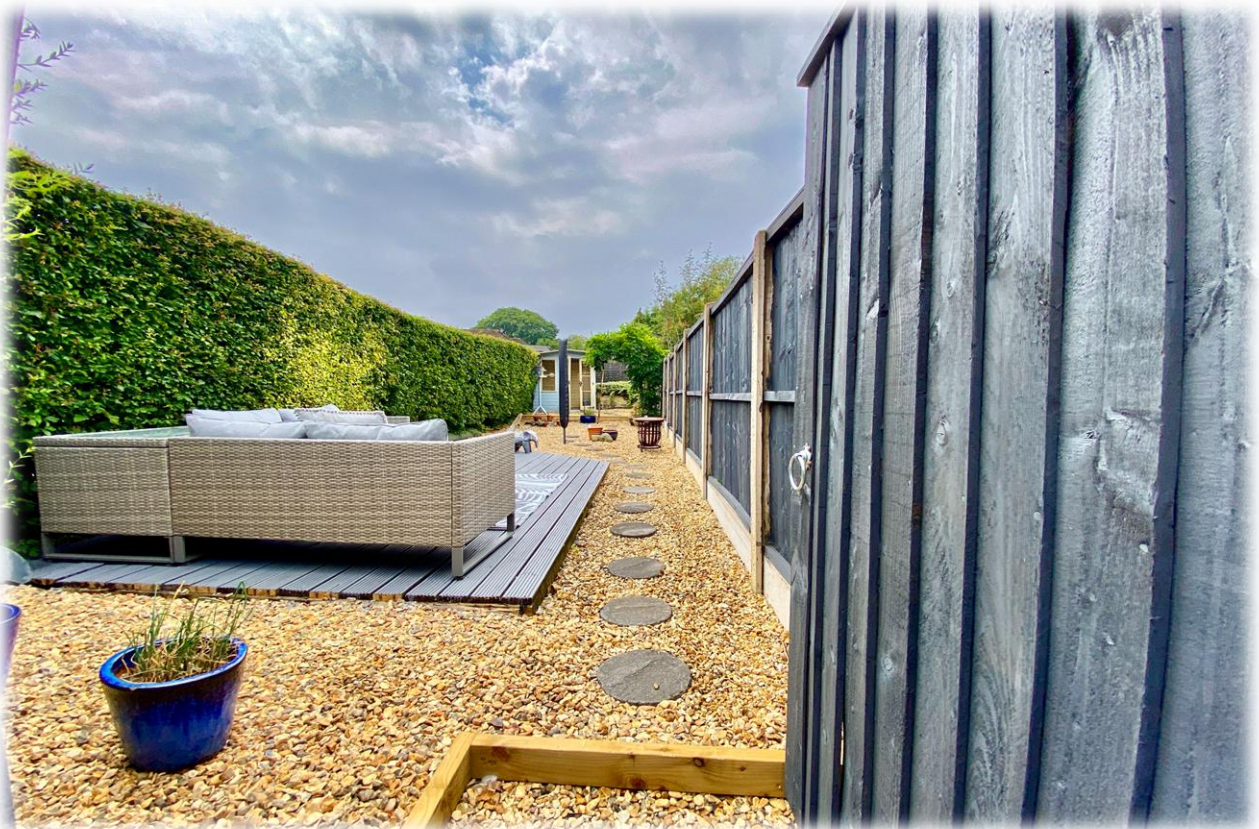
Proceed out of Northwich along the (A533) Winnington Lane. Continue up the hill and straight across two sets of traffic lights and over the swing bridge turning left onto Runcorn Road at the junction with Soot Hill. Proceed up the hill towards Barnton carry on along Runcorn Road and 281 is located on the left hand side identified by our distinctive For Sale Board.

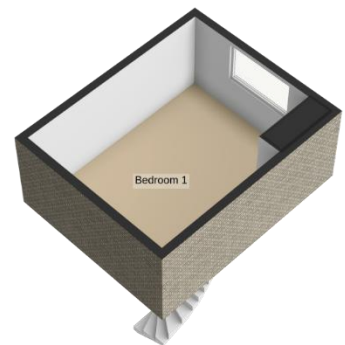
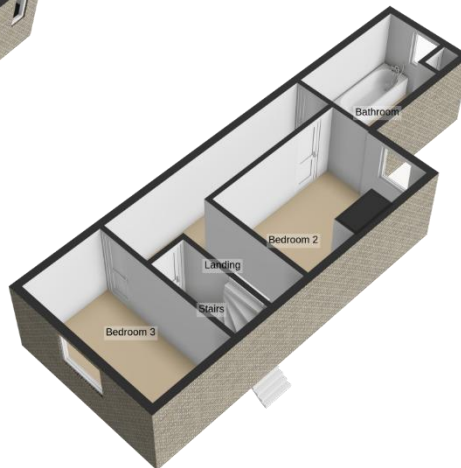
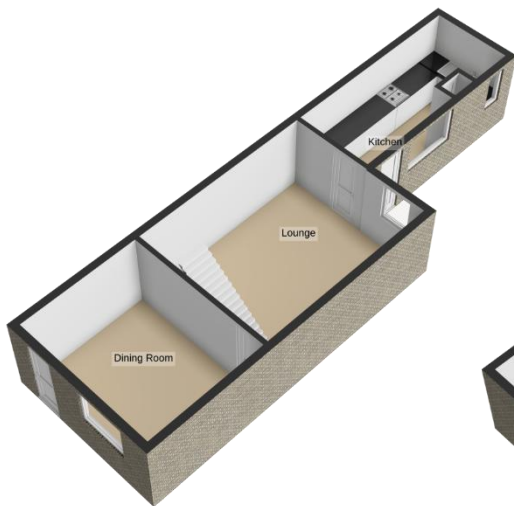
***“Call The Fox NOW for
your FREE valuation”***



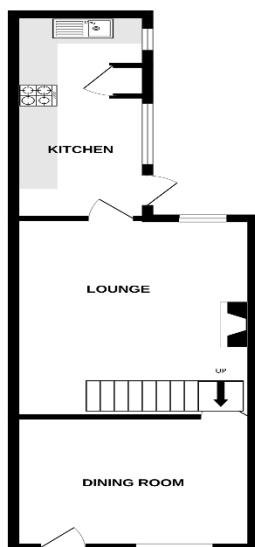
IMPORTANT NOTE:

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.

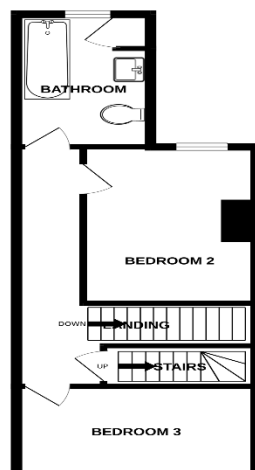




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

