

263 Runcorn Road, Barnton, Northwich, Cheshire, CW8 4HX
£350,000

This uniquely designed five bedroom detached property is set over three floors and is situated in the popular village of Barnton making it an ideal purchase for the growing family with its easy access to the range of local amenities this desirable location provides as well as easy access to excellent commuter routes. Warmed by gas central heating which is complemented with double glazing the accommodation briefly comprises entrance hall, lounge, dining room, breakfast kitchen, study, utility room and cloakroom on the ground floor. To the first floor there is the primary with ensuite facilities, three further bedrooms and a well appointed family bathroom whilst to the top floor is a further bedroom, another family bathroom. Externally the property is approached via a gated entrance which leads to a detached garage and has a sizeable rear garden with a flagged patio.

Barton is a popular residential area located to the north of Northwich with local shopping facilities. For a larger variety of shopping and recreational amenities, the close by market town of Northwich is a short drive away where a host of high street shops can be found to include Boots, W H Smith and Waitrose. The area is also ideal for the commuter, within close proximity to the A556, which in turn link to the major motorway networks of the M6 and the M56 making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Ground Floor

Entrance Hall: 9'7" x 8'6"

Living Room: 20'6" x 11'3"

Kitchen: 18'3" x 10'7"

Study: 9'6" x 9'4"

Dining Room: 11'8" x 8'7"

Cloakroom: 8'7" x 5'11"

First Floor

Landing: 18'5" x 2'8"

Bedroom One: 20'5" x 11'3"

En-suite: 8'6" x 5'1"

Bedroom Two: 10'2" x 8'7"

Bedroom Three: 9'6" x 9'5"

Bedroom Four: 7'10" x 6'10"

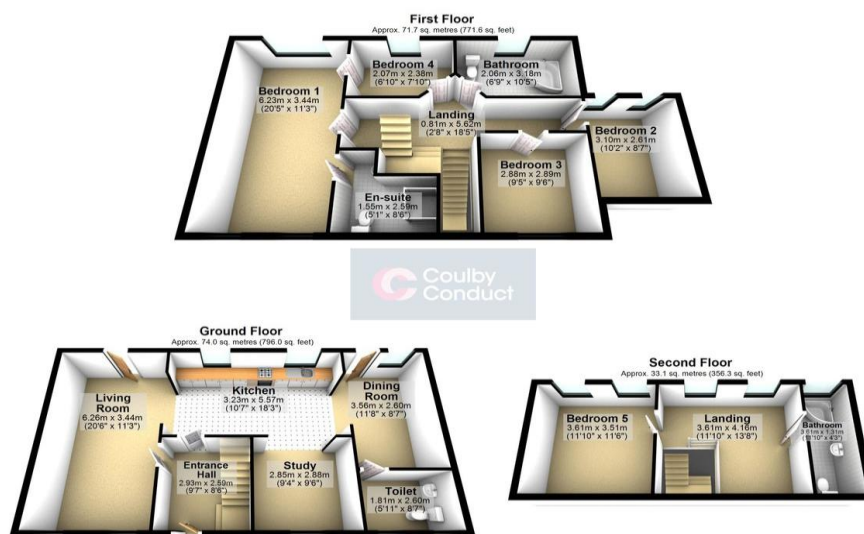
Bathroom: 10'5" x 6'9"

Second Floor

Landing: 13'8" x 11'10"

Bedroom Five: 11'10" x 11'6"

Bathroom: 11'10" x 4'3"



Total area: approx. 178.7 sq. metres (1924.0 sq. feet)

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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