



***36 Runcorn Road, Barnton, Northwich, Cheshire, CW8 4EL***  
***£150,000***

*No Onward Chain...This two bedroom mid terraced character cottage is situated in the popular village of Barnton and backs onto the Trent and Mersey canal, boasting commanding views to the front. Allowing for easy access to the village amenities as well as easy access to Northwich town centre, Marbury Country Park and excellent commuter routes. Warmed by gas central heating the accommodation briefly comprises lounge and kitchen diner on the ground floor whilst to the first floor there are two bedrooms and bathroom. To the front of the property there is a tiered front garden taking advantage of the views across Northwich whilst to the rear there is a paved garden with steps leading giving access to the tow path.*

*Barnton 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**

**Lounge** (10'8" x 9'11")

**Kitchen-Diner** (11'10" x 10'0")

### **First Floor**

**Bedroom One** (12'5" x 9'11")

**Bedroom Two** (10'0" x 6'7")

**Bathroom** (7'2" x 4'11")



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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