



***108 Elmwood Road, Barnton, Northwich, Cheshire, CW8 4NG***  
***£315,000 – No onward chain***

*No Onward Chain... This three bedroom detached property is situated in the ever popular village of Barnton and sits on a generous plot. Allowing for easy access to the local shops, medical centre, community centre and the other amenities close to hand, the property also gives easy access to Northwich town centre as well as Warrington and Runcom. Warmed by gas central heating which is complemented with uPVC double glazed windows and doors. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms and a well appointed shower room. Externally the property is approached via a driveway leading to a carport and a single garage with power and has lawned front garden whilst to the rear is an enclosed garden with a patio and a raised lawn and planted borders and a side access gate.*

## Accommodation

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*Entrance Hall*

*Lounge 16,02,, x 12'02"*

*Dining Room 8'08" x 7,08"*

*Kitchen 9'10" x 9'04"*

*Bedroom One 16'06" x 11'00"*

*Bedroom Two 19'07" x 10'00"*

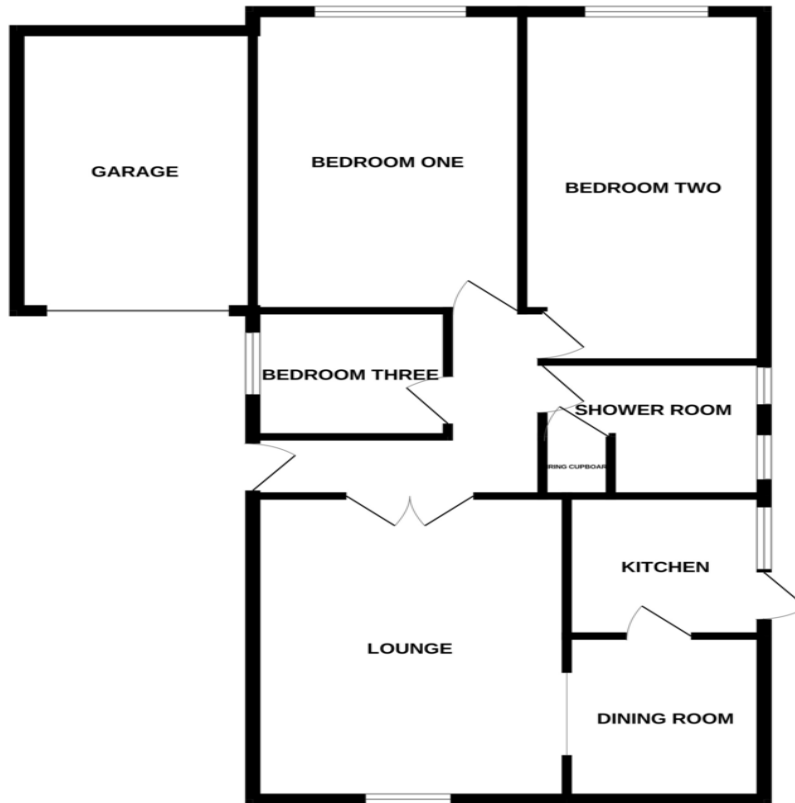
*Bedroom Three 9'00" x 7'09"*

*Shower Room 7'09" x 8'02"*





GROUND FLOOR  
968 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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