



***2 Larch Tree Close, Barnton, Northwich, Cheshire, CW8 4SW***  
***£390,000***

*This exceptional four-bedroom family home is set within a highly desirable location and enjoys the added benefit of a beautifully positioned south-facing garden. The ground floor offers a stylish entrance porch leading into a welcoming hallway, a cosy yet elegant lounge, a kitchen diner ideal for modern family living, and a convenient guest WC. To the first floor, you will find four bedrooms and a well-appointed family bathroom, offering both comfort and practicality. Externally, the property benefits from off-road parking leading to a garage. The stunning rear garden is a true highlight—south-facing, mainly laid to lawn, and enhanced by mature borders and thoughtfully designed patio areas, perfect for relaxing or entertaining throughout the day.*

## Accommodation

### *ENTRANCE PORCH*

*Accessed via the entrance door providing useful storage, a door leads to the entrance hall.*

### *ENTRANCE HALL*

*An inviting entrance hall with doors that lead to the lounge and kitchen, useful understairs storage and stairs rise to the first floor.*

### *LOUNGE 16' 1" x 10' 4" (4.9m x 3.15m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

### *KITCHEN 15' 1" x 7' 9" (4.6m x 2.36m)*

*With double glazed windows to the rear elevation. Fitted with a range of base and wall units with work surface over incorporating a sink and mixer tap. Integrated oven and gas hob, larder fridge and space for dishwasher, a door leads to the inner hall. A door leads to the garage.*

### *DINING ROOM 10' 4" x 7' 8" (3.15m x 2.34m)*

*With double glazed French doors which lead to the garden, wall mounted radiator and space for table and chairs.*

### *GUEST WC*

*Fitted with a low level WC and hand wash basin.*

### *LANDING*

*With a double glazed window to the side elevation, loft access and doors to all rooms.*

### *BEDROOM ONE 13' 6" x 9' 5" (4.11m x 2.87m)*

*With a double glazed window to the front elevation, wall mounted radiator and fitted wardrobes providing hanging and storage space.*

### *BEDROOM TWO 10' 6" x 8' 8" (3.2m x 2.64m)*

*With a double glazed window to the rear elevation, wall mounted radiator and fitted wardrobes providing hanging and storage space.*

### *BEDROOM THREE 9' 6" x 7' 9" (2.9m x 2.36m)*

*With double glazed windows to the front and rear elevations, wall mounted radiator.*

### *BEDROOM FOUR 7' 4" x 9' 9" (2.24m x 2.97m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

### *FAMILY BATHROOM*

*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin, P shaped spa bath with shower over, chrome towel rail.*

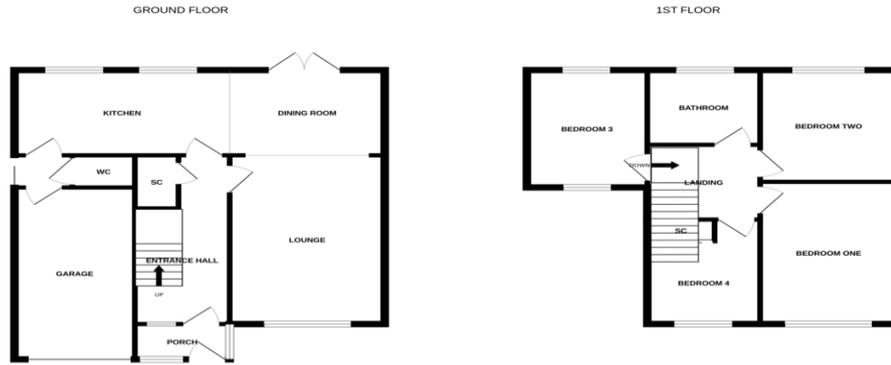
**EXTERNALLY**

*To the front is a driveway providing off road parking and leads to the garage, side access to the rear. The rear south facing garden is mainly laid to lawn with well stocked borders and patio area's.*

**GARAGE 8' 2" x 17' 2" (2.49m x 5.23m)**

*With an up and over door, power and lighting, space and plumbing for washing machine.*





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 read as such by any prospective purchaser. The accuracy, content and explanation shown here are not to be relied upon and no guarantee as to their reliability or accuracy can be given.  
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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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