



ROYAL FOX

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Key Features

- Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- Driveway & Garage
- Generous Rear Garden
- Utility Room & Guest WC
- Conservatory
- Quiet Cul-De-Sac Location
- Downstairs Office/Study



DETACHED FAMILY HOME - THREE BEDROOMS - QUIET CUL-DE-SAC LOCATION - NO CHAIN ... Royal Fox Estates are pleased to offer this spacious detached home of modern design situated in a quiet spot on the edge of the ever popular Locke estate in Barnton. Benefitting from spacious and versatile accommodation to allow seamless modern day family living & warmed by gas fired central heating (BOILER INSTALLED NOV 2023) & UPVC double glazed windows.

ACCOMMODATION: The ground floor comprises of: Porch, Entrance Hall, Lounge, large Kitchen/Diner, Conservatory, Utility Room & Guest WC. The garage has been partially converted to include a downstairs study/office space with a good portion of garage left over for ample storage. To the first floor are three bedrooms & a family bathroom.

OUTSIDE: To the front is a combined stone cobble / block paved driveway suitable for two vehicles, a tiled apex roof has been installed over the garage to improve the life span & longevity. To the rear is a generous, low maintenance rear garden with multiple seating areas & large timber store shed.

LOCATION: The Locke Estate in Barnton is ever popular with families for it's proximity to local schools & nurseries as well as outdoor pursuits being found just around the corner with Marbury Country Park & Anderton Boat Lift museum & nature reserve. There is a good range of local amenities within the village and the market town of Northwich is just a 10 minute drive away with many large supermarkets, national chains & multi screen Odeon Cinema.



25 Chestnut Grove
Barnton Northwich

Offers In Excess Of
£270,000



- *Tenure: Freehold*
- *Approx Sq Footage: 1272 (118.2 Sq m)*
- *Council Band: C*
- *EPC Rating: D*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Two car driveway*

Accommodation

Porch 3' 9" x 6' 3" (1.14m x 1.91m)

Hall 3' 10" x 4' 1" (1.18m x 1.25m)

Lounge 11' 3" x 14' 11" (3.43m x 4.55m)

Kitchen/Diner 9' 7" x 21' 11" (2.92m x 6.67m)

Conservatory 11' 5" x 11' 5" (3.49m x 3.49m)

Utility Room 11' 8" x 6' 11" (3.56m x 2.11m)

Downstairs Study/Office 6' 8" x 7' 7" (2.04m x 2.3m)

Guest WC 3' 2" x 4' 6" (0.97m x 1.37m)

Landing 5' 5" x 7' 10" (1.66m x 2.40m)

Bedroom One 11' 9" x 10' 2" (3.59m x 3.1m)

Bedroom Two 10' 1" x 9' 7" (3.07m x 2.91m)

Bedroom Three 7' 9" x 8' 2" (2.37m x 2.48m)

Family Bathroom 9' 3" x 6' 9" (2.83m x 2.07m)





*"Put your property
in our hands..."*



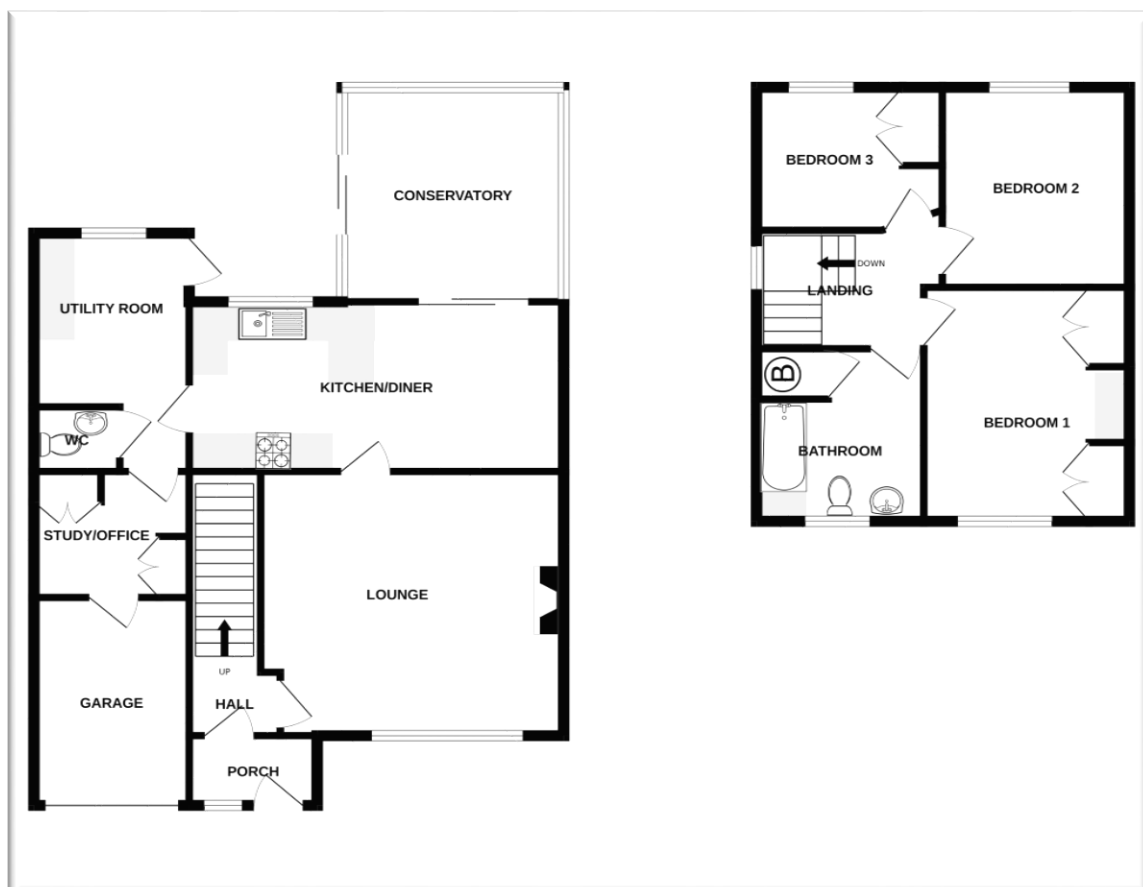
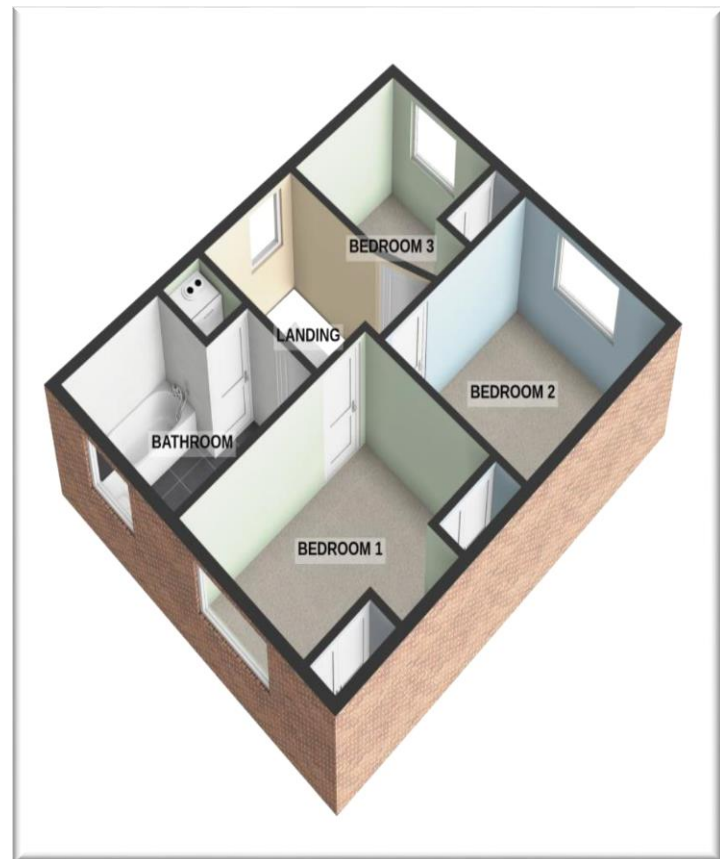
*"Ultimate Estate
Agency....From The Fox"*

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Directions

From Northwich town centre proceed along the one way system towards Hartford proceeding up the A559 Chester Road. At the traffic lights turn right onto the B5374 Moss Road and at the traffic lights again turn left onto the A533 Winnington Lane passing over the canal and bearing left at the traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Manor Drive and at the T-Junction turn left onto Church Road, take the second right onto Lydyett Lane. Proceed down the hill turning left into Elmwood Road, first right into Limewood Grove and bear right onto Chestnut Grove, number 25 is located close to the end of the road on the left.

***"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.



The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.