



## Key Features

- Potential to Add Real Value
- Modern Detached
- Three/Four Bedrooms
- Open Aspect Views
- Generous Corner Plot
- Some Updating Needed
- Driveway & Garage
- GFCH
- UPVC Double Glazed



## Main Description

**OPEN VIEWS - NO ONWARD CHAIN - DETACHED THREE/FOUR BEDROOMS - SOUGHT AFTER LOCATION - GENEROUS CORNER PLOT - IDEAL FAMILY PURCHASE.....** Royal Fox are very pleased to offer to the open market this detached property that offers excellent potential for the new buyer to add real value. Requiring some updating the property is located within a small cul-de-sac on the extremely popular Lock Estate with the added benefit of lovely open aspect rear views. The property stands in a generous corner plot with ample driveway parking and a detached single garage. The accommodation benefits from gas fired central heating (combination boiler) and UPVC double glazed windows. Comprising briefly: entrance porch, reception hallway, dual aspect lounge, fitted kitchen, guest WC, study/bedroom four and utility room (both formally the garage). To the first floor are three bedrooms and a combined family bathroom/WC. This property will make an ideal young family purchase and is situated within a prominent position of Barnton with good access afforded to all local amenities including shops, Barnton Cricket Club and primary schools. There are excellent transport links via the A49 to the motorway network including the M6 and M56 in particular. Northwich town centre is approximately 2.5 miles away where there is a larger selection of shops and services.

*Internal viewings are highly recommended by the FOX. Property Information Freehold Council Band D*



9 Pine Tree Close  
Barnton Northwich

Guide Price

**£310,000**



## Accommodation

**Entrance Porch** 3' 5" x 6' 4" (1.04m x 1.94m)

**Reception Hallway** 15' 9" x 6' 4" (4.79m x 1.94m)

**Dual Aspect Lounge/Diner** 23' 5" x 10' 6" (7.14m x 3.19m)

**Kitchen** 8' 1" x 13' 1" (2.46m x 4.00m)

**Study/Bedroom Four** 10' 4" x 7' 7" (3.15m x 2.32m)

**Rear Hall** 3' 1" x 3' 0" (0.93m x 0.92m)

**Utility Room** 5' 5" x 7' 10" (1.64m x 2.40m)

**Guest WC** 3' 2" x 5' 9" (0.97m x 1.76m)

**First Floor Landing** 6' 11" x 7' 8" (2.12m x 2.33m)

**Bedroom One** 13' 3" x 9' 6" (4.03m x 2.90m)

**Bedroom Two** 10' 8" x 9' 6" (3.24m x 2.89m)

**Bedroom Three** 9' 3" x 7' 8" (2.81m x 2.33m)

**Family Bathroom/WC** 7' 2" x 7' 8" (2.19m x 2.33m)





***“Put your property  
in our hands...”***

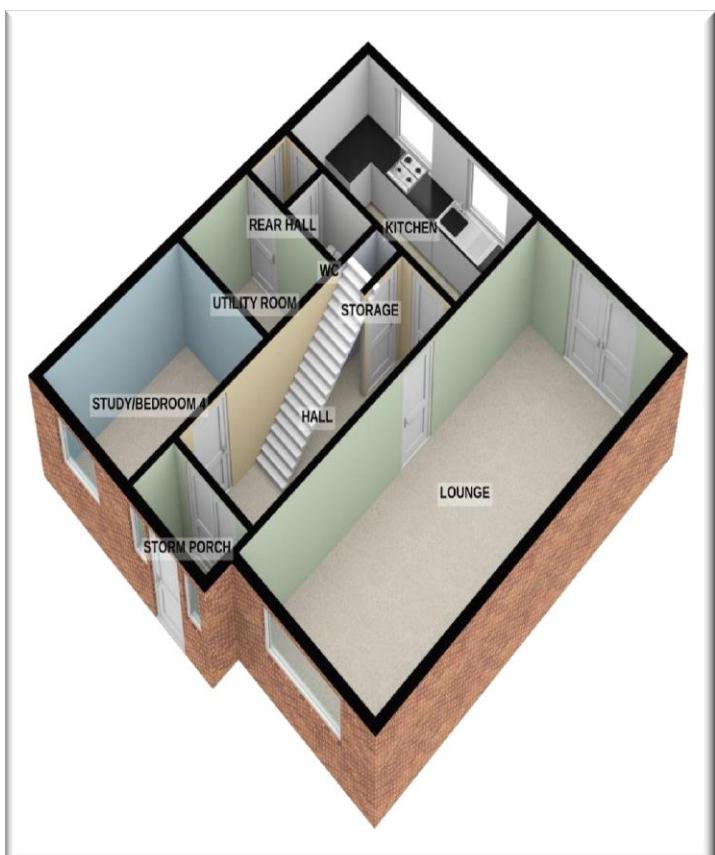


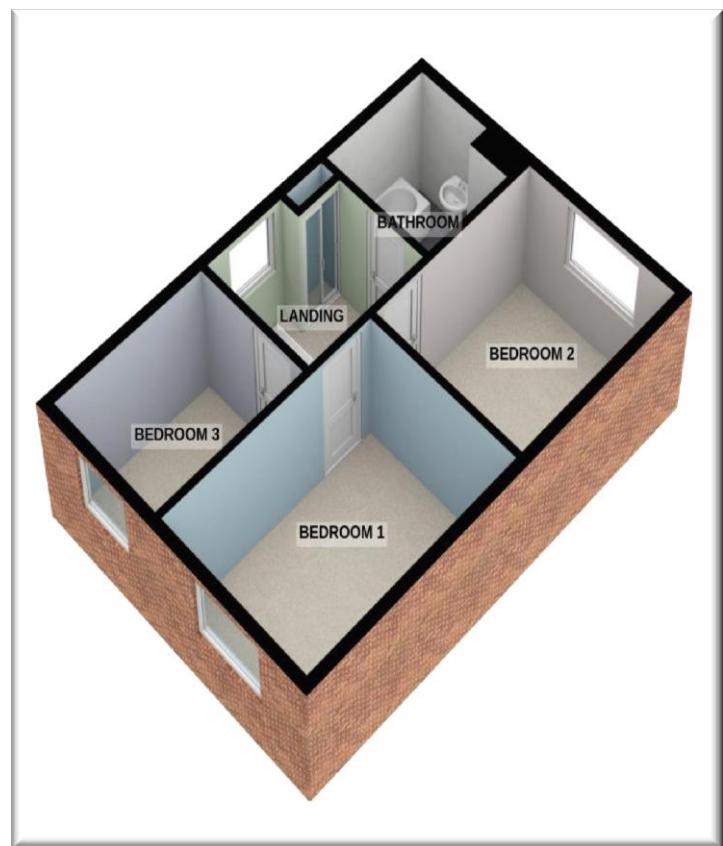
***“Ultimate Estate  
Agency....From The Fox”***

**Viewings : Northwich Office  
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**Tel: 01606 44 0 44**

**e: info@royalfox.co.uk**







## Directions

From Lydyett Lane end proceed along Elmwood Road turning right onto Sycamore Close and then turn left into Pine Tree Close.

***"Call The Fox NOW for your FREE valuation"***



## IMPORTANT NOTE:

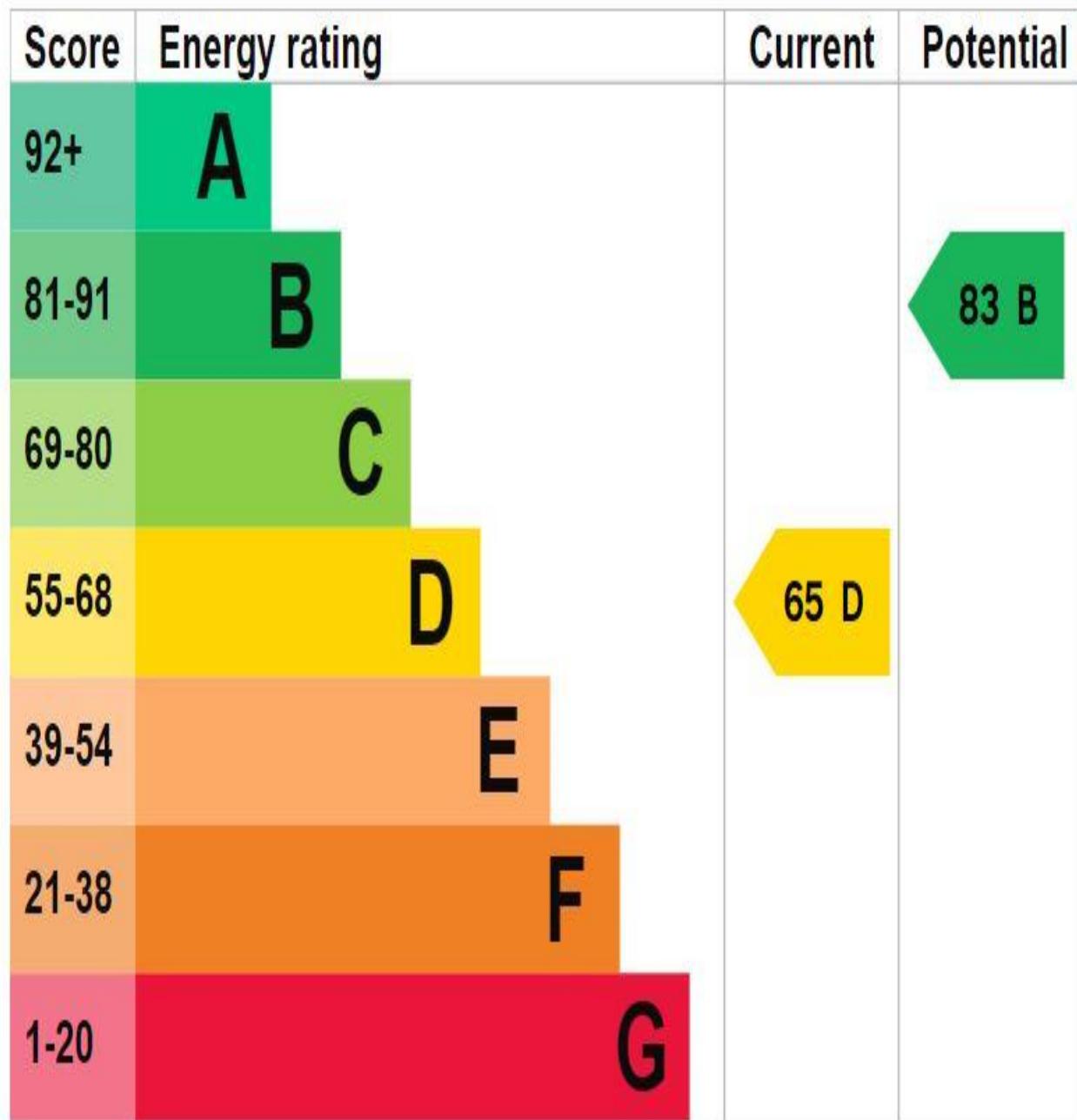
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## The Fox's Insight

- Freehold
- Title Number - TBC
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- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Driveway & Garage





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