



ROYAL FOX

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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..."*

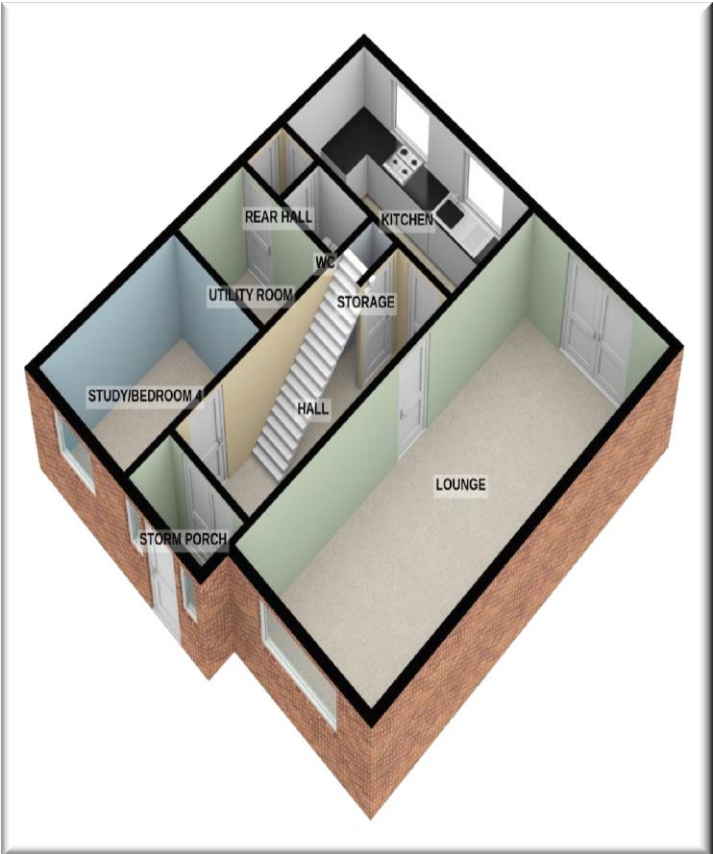


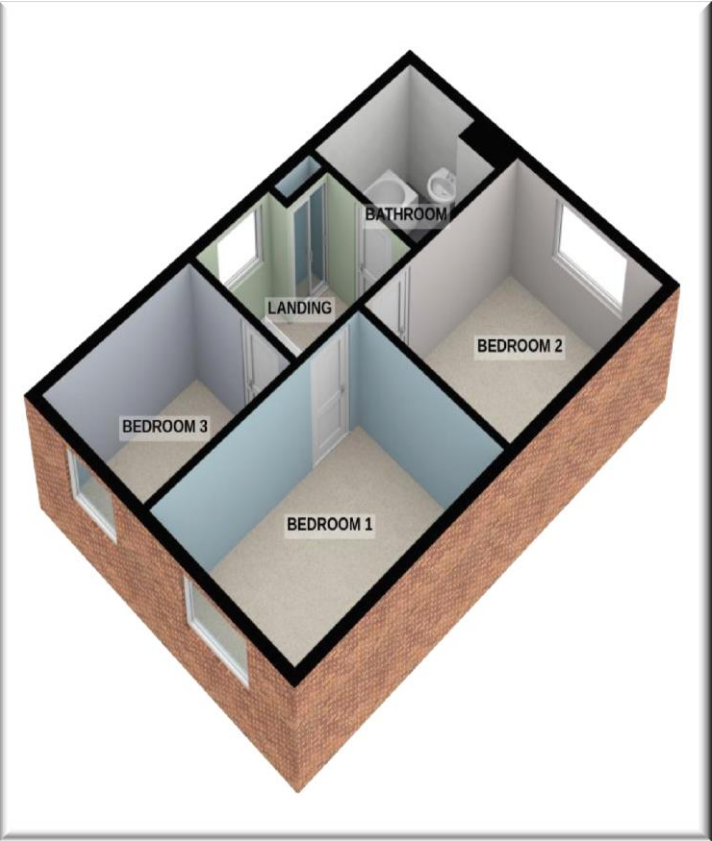
*"Ultimate Estate
Agency....From The Fox"*

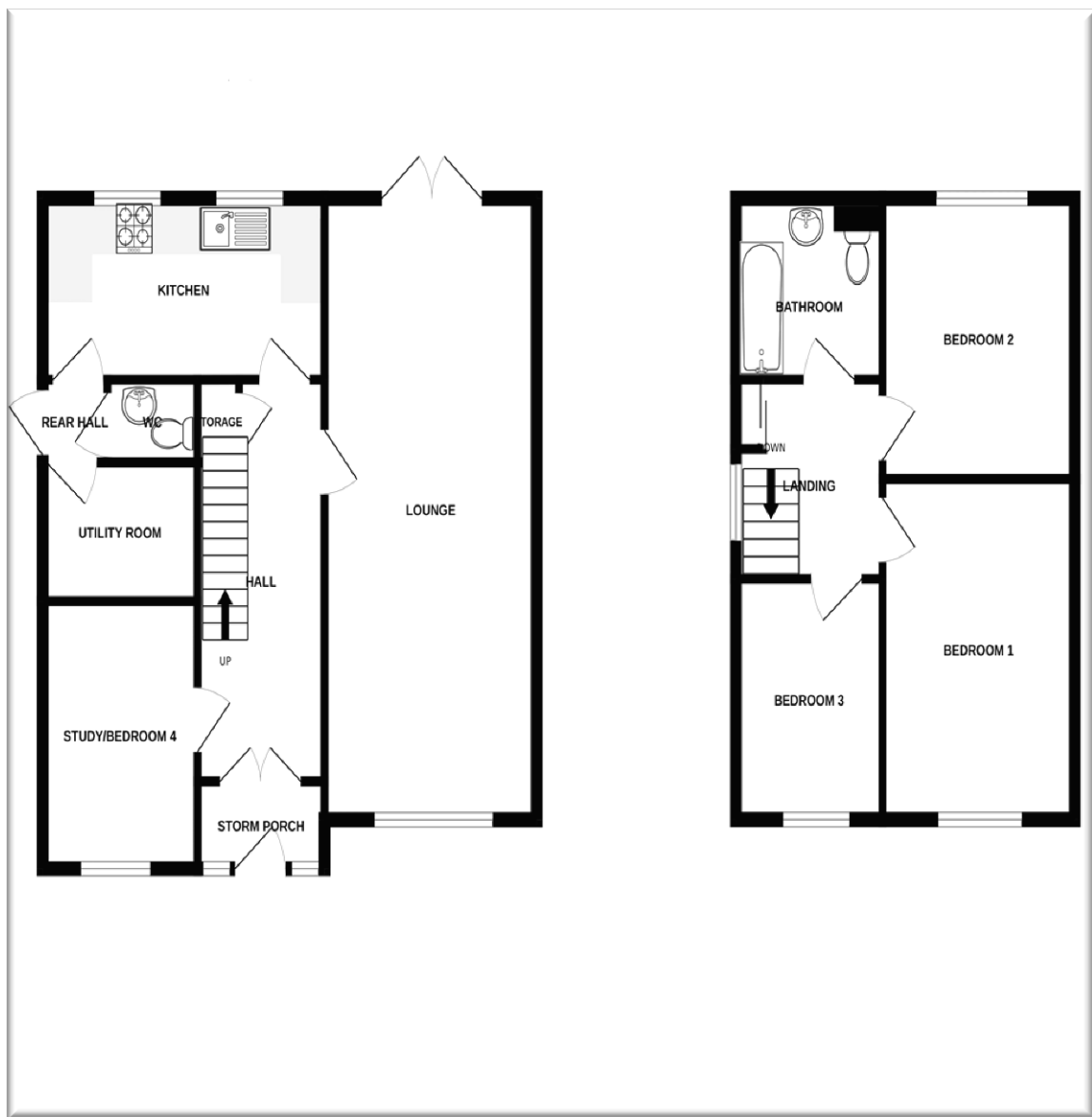
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

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:

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

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | 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.