



ROYAL FOX

... ultimate estate agency

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Key Features

- Presented To A High Standard
- End Of Terrace
- Three Double Bedrooms
- Quality Kitchen
- Two Reception Rooms
- Office/Gym
- Conservatory
- Deluxe Bath/Shower Room
- Gas Central Heating



Main Description ... BEAUTIFULLY PRESENTED END OF TERRACE - THREE DOUBLE BEDROOMS - IMPROVED TO A HIGH STANDARD - DETACHED OFFICE/GYM - QUALITY KITCHEN & BATHROOM - IDEAL FAMILY PURCHASE.....

Royal Fox are pleased to offer to the open market this extremely well presented and much improved by the present owner family property. The property enjoys a corner position with garden areas to three sides, possible off street parking to the rear and a detached office/gym positioned also in the rear garden. With a good standard of decoration and floor coverings throughout the property benefits from gas fired central heating (combination system) and UPVC double glazed windows. The accommodation comprises briefly: reception hallway, guest WC, spacious lounge, separate dining room, Victorian style conservatory, quality fitted galley style kitchen having built in appliances, utility room, three first floor double bedrooms and a deluxe four piece bathroom suite with bath and walk in shower cubicle. Broadway is located in the heart of Barnton with good access afforded to local shopping facilities, GP surgery and Barnton primary School. Northwich Town Centre is approximately three miles away offering a wide range of amenities, national chains & multi screen Odeon Cinema. Excellent access is afforded to commuters via the A49 to the local motorway networks including M6 & M56 putting Manchester, Liverpool & nearby cities within easy reach. **THE FOX HIGHLY RECOMMENDS INTERNAL VIEWINGS.**

- Sq ft – 1270 (117 Sq M)
- Freehold
- Council Band - B
- EPC Rating - TBC
- Construction - Brick/Tiled Services
- Mains - Gas, Electric, Water, Sewer
- Parking - On Street



38 Broadway
Barnton Northwich

Guide Price
£230,000



Accommodation

Reception Hallway 14' 1" x 6' 7" (4.29m x 2.01m)

Guest WC 5' 7" x 2' 9" (1.70m x 0.83m)

Lounge 16' 4" x 12' 7" (4.98m x 3.83m)

Dining Room 10' 4" x 12' 8" (3.16m x 3.86m)

Conservatory 12' 6" x 12' 3" (3.81m x 3.74m)

Galley Kitchen 12' 9" x 6' 7" (3.88m x 2.01m)

Utility

First Floor Landing 7' 3" x 3' 7" (2.21m x 1.08m)
increasing to 2.00 m

Bedroom One 13' 9" x 9' 9" (4.20m x 2.97m)

Bedroom Two 13' 1" x 12' 7" (4.00m x 3.83m)

Bedroom Three 10' 8" x 9' 9" (3.25m x 2.98m)
Fitted cabin bed

Bathroom/WC 8' 10" x 6' 7" (2.68m x 2.01m)

Outside

Wrap around garden - Potential parking space to the rear - Detached Office space/gym having power and lighting.





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



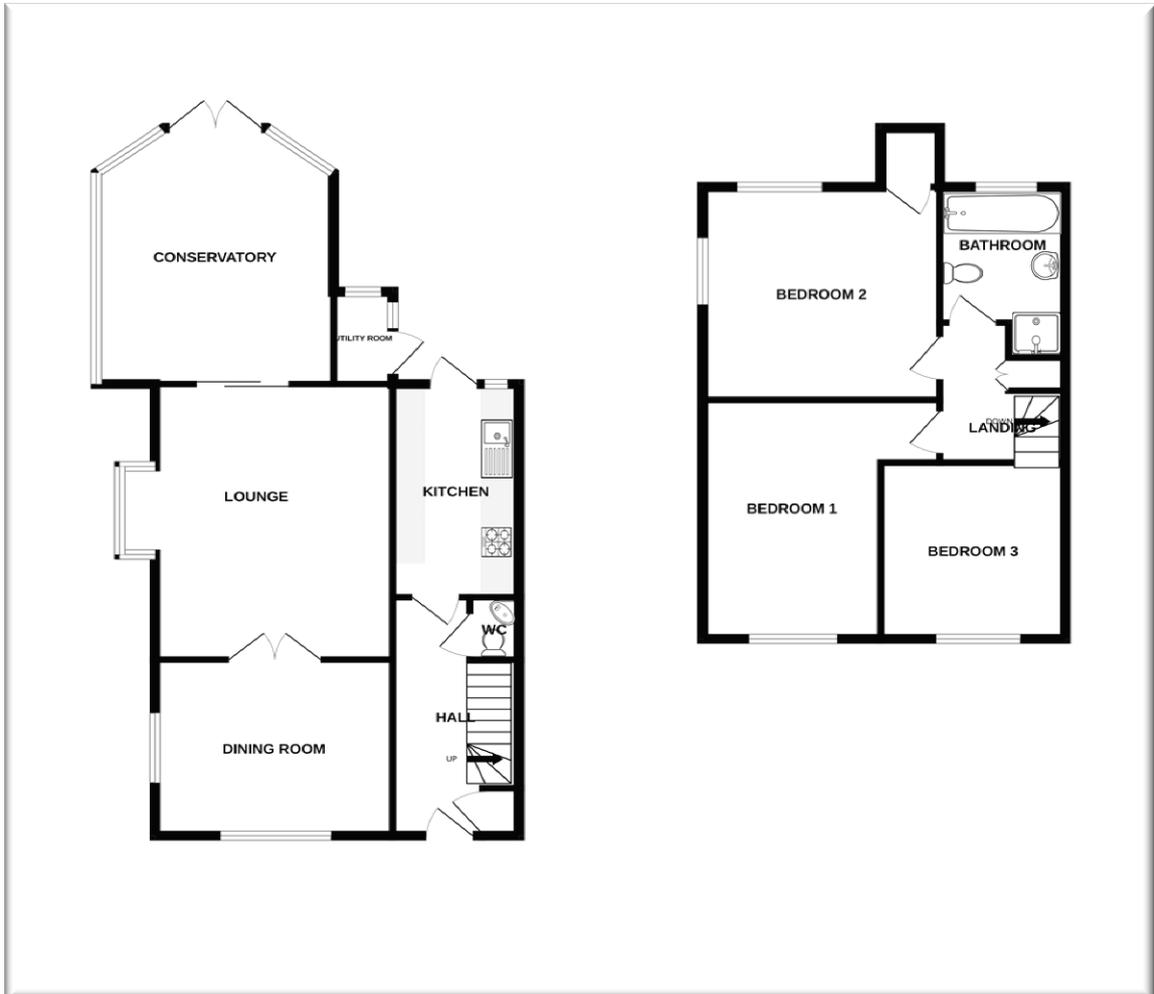
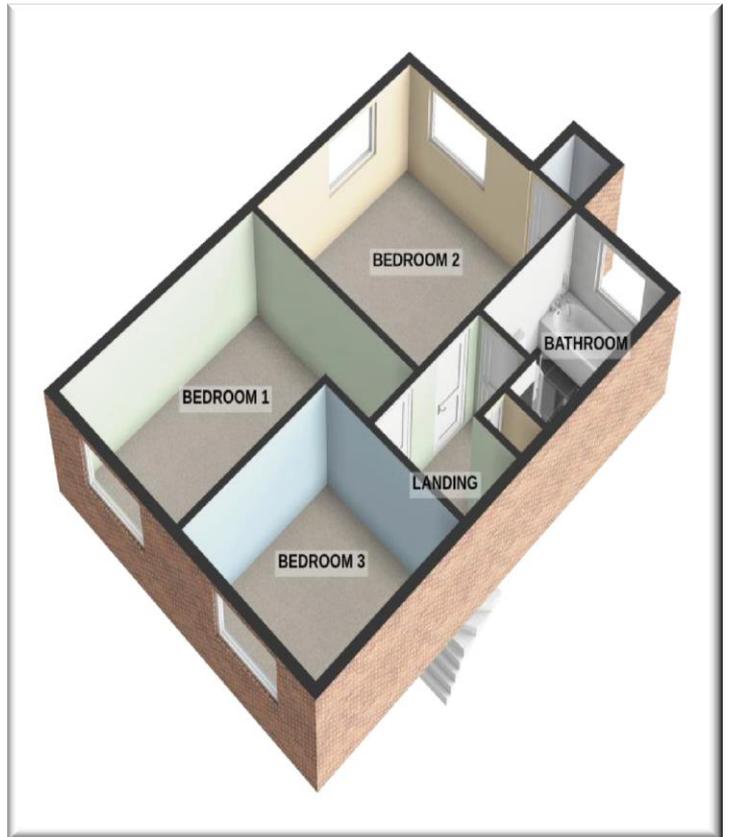
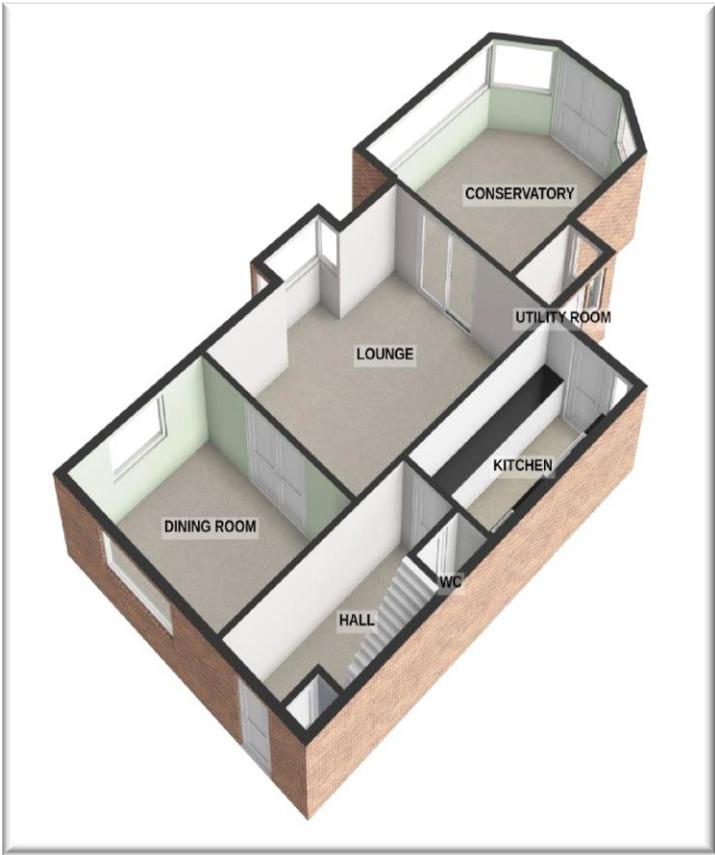
*"Ultimate Estate
Agency....From The Fox"*

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

e: info@royalfox.co.uk







Directions

Continue along Runcorn Road entering Barnton & turn right onto Manor Drive. At the end turn left onto church road followed by the 2nd right onto Lydyett Lane. Continue just past the Coop and take the next right onto Broadway. No.38 is located on the right hand side.

***“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 Number - TBC
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- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Street Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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