



ROYAL FOX

... ultimate estate agency

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- Immaculate Executive Detached
- Five Bedrooms
- Two En-Suites
- Driveway & Double Garage
- Open Plan Layout
- Utility & Guest WC
- Landscaped Rear Garden
- Cul-De-Sac
- Highly Regarded Location



LARGE EXECUTIVE DETACHED - IMMACULATELY PRESENTED - 5 BEDS & 2 EN-SUITES - ONE NOT TO BE MISSED! ... Royal Fox Estates are delighted to offer this substantial, modern family home presented to a superb standard. Located within a highly popular residential area in the village of Moulton. Number 25 Barnside Way is a perfect prospect for growing or established families after a high spec residence, with excellent nearby schools & transport links. The home itself fully equipped for modern day living & offering a large degree of flexibility & space for hosting with a large living kitchen, 3 separate receptions & 5 generous upstairs bedrooms.

ACCOMMODATION: The property comprises briefly: To the ground floor - entrance hall, lounge, family room, study/office, quality living kitchen/diner with **BUILT IN APPLIANCES**, utility room & guest WC. To the first floor as mentioned are five well proportioned bedrooms with en-suite shower rooms to bedrooms one & two, as well as modern family bathroom / WC.

OUTSIDE: To the front of the property is a driveway with double tandem garage. To the rear is a lovingly maintained and large rear garden, (SOUTH WESTERLY FACING) with Indian stone paved patio, raised composite decking area and a generous lawn.

LOCATION: affords excellent access to Moulton & Davenham village centres where a good selection of local amenities and services can be found. Northwich Town Centre is approx. 3 miles away with a number of major supermarkets & retailers, as well as multi screen Odeon cinema. Commuters are able to get directly onto the A556 giving easy access to the M6 / M56 motorway networks and nearby cities such as Manchester & Liverpool.



**25 Barnside Way
Moulton Northwich**

**Guide Price
£585,000**



Property Info:

Approx Sq Footage: 1723

Tenure: Freehold - Service Charge: £260.00 PA

Council Band: F

EPC Rating: B

Parking Arrangements: Driveway & Garage

Entrance Hall 11' 8" x 8' 2" (3.56m x 2.49m)

Guest WC 3' 6" x 5' 6" (1.06m x 1.67m)

Family Room 15' 0" x 12' 7" (4.57m x 3.84m)

Dining Room 12' 0" x 10' 0" (3.65m x 3.04m)

Study/Office 9' 1" x 7' 1" (2.77m x 2.16m)

Living Kitchen 11' 1" x 20' 2" (3.38m x 6.15m)

Utility 5' 5" x 7' 3" (1.64m x 2.22m)

First Floor Landing

Bedroom One 16' 4" x 20' 5" (4.99m x 6.23m)

En-Suite (Bed One) 6' 1" x 4' 8" (1.86m x 1.42m)

Bedroom Two 12' 4" x 10' 2" (3.77m x 3.1m)

En-Suite (Bed Two) 6' 1" x 4' 8" (1.86m x 1.42m)

Bedroom Three 10' 10" x 7' 10" (3.29m x 2.4m)

Bedroom Four 8' 1" x 9' 1" (2.47m x 2.77m)

Bedroom Five 8' 1" x 9' 1" (2.47m x 2.77m)

Family Bathroom 6' 1" x 5' 7" (1.86m x 1.7m)

Double Tandem Garage 29' 0" x 11' 0" (8.83m x 3.35m)





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



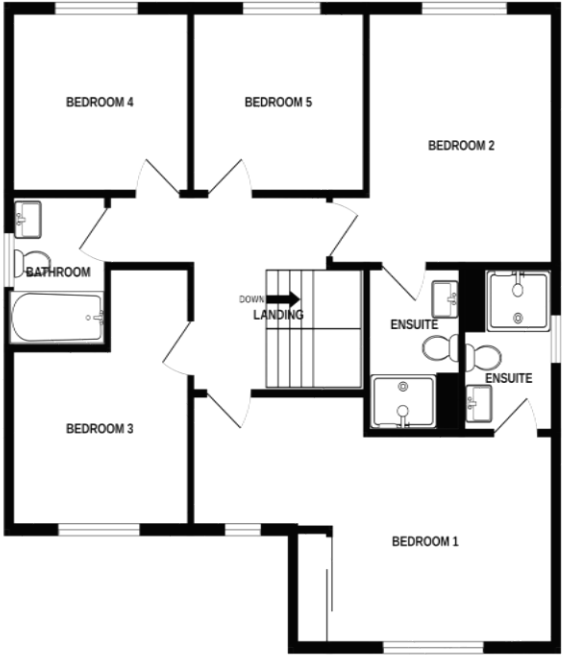
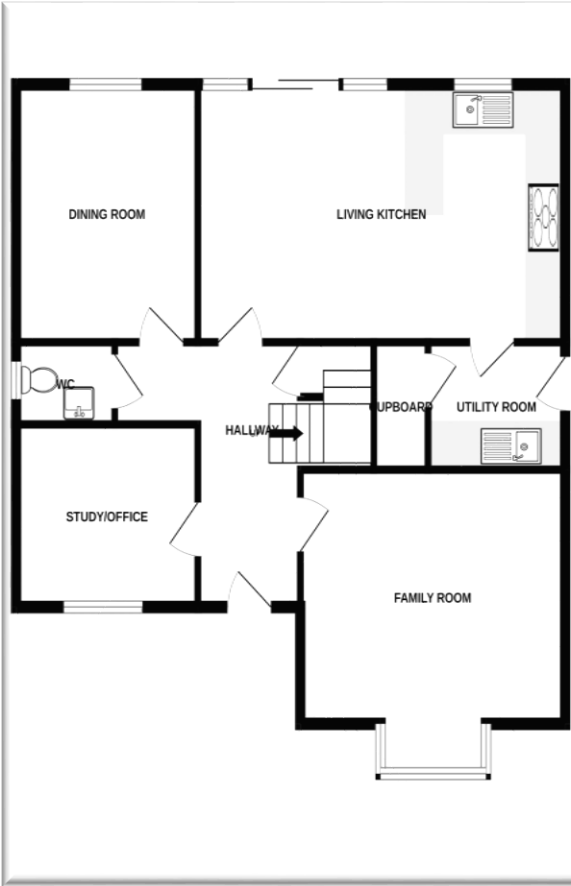
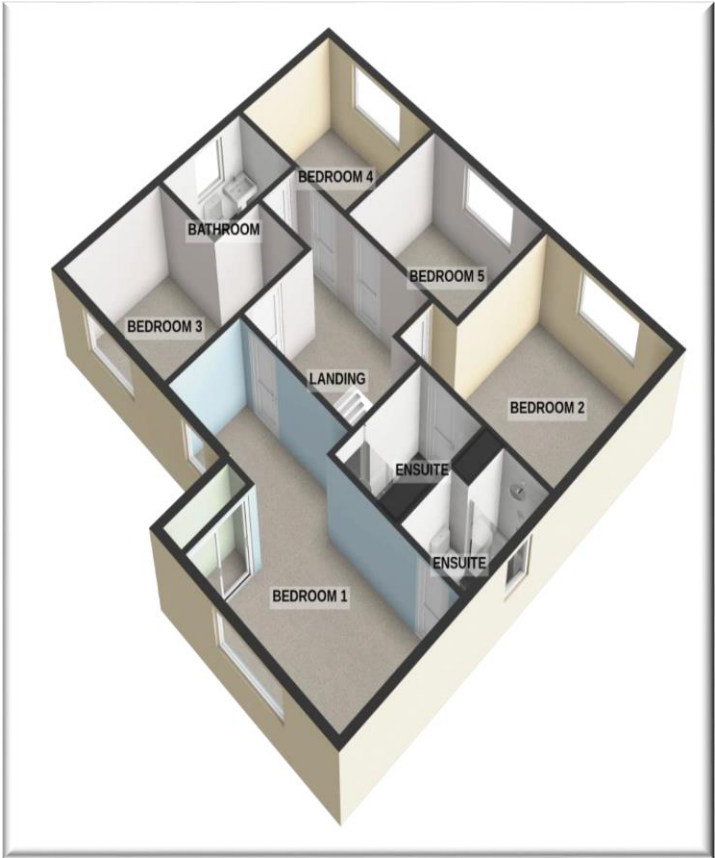
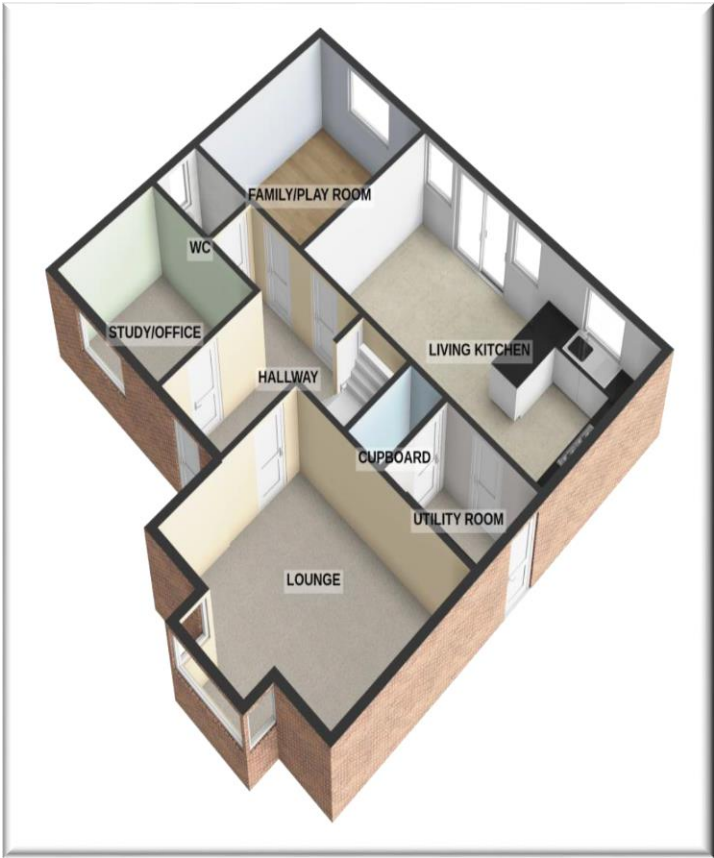
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Directions

Continue along London Road leaving Northwich through leftwich & Davenham. Turn right onto Jacks Lane and continue. At the mini roundabout continue straight onto main road then take the first right onto Summerfield Drive. Turn Right onto Barnside Drive. No. 25 can be found on the left 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 No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: F
- Parking Arrangements: Driveway & Double Garage







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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