



# ROYAL FOX

... ultimate estate agency

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- Beautifully Presented Semi Detached
- Three Generous Bedrooms
- Impressive Sized Plot
- Extended to Rear
- Open Plan Dining/Living Area
- Utility & Guest WC
- Bi Fold Doors
- Ample Parking
- Large Rear Garden



**BEAUTIFULLY PRESENTED SEMI DETACHED - EXTENDED TO REAR - IMPRESSIVE SIZED PLOT - ONE NOT TO BE MISSED! ...**

Royal Fox Estates are delighted to offer this spacious semi-detached home which has been comprehensively improved and extended by the current owners, set on an equally impressive plot giving ample parking and a large rear garden. A home that buyers can genuinely step into and enjoy from day one & being sold with the additional benefit of **NO ONWARD CHAIN**.

**ACCOMMODATION:** To the ground floor, comprising of: Entrance hall, lounge, modern fitted kitchen, extended rear dining / living area with BI FOLD doors leading to the rear garden. Off the living area is a utility room & downstairs guest WC. To the first floor are three generous bedrooms and a family bathroom.

**OUTSIDE:** As mentioned, the property plot size is truly impressive with the front offering ample parking for multiple vehicles and further space down the side elevation. At the rear is a large well maintained rear garden with patio & lawn area.

**LOCATION:** Located in a well-regarded spot within Barnton Village the home is walking distance from local shops, GP (Oakwood Medical), schools & nurseries as well as local pubs/takeaway outlets. Outdoor pursuits can be found a short distance away with Marbury Country Park and Anderton Boat Lift / Nature Reserve close by. The Town Centre of Northwich is approx. 2.5 miles away with a wide range of shops/supermarkets. Easy access is also afforded to the motorway network (M6 & M56) via the A49.



**57 Emmett Street  
Barnton Northwich**

**Guide Price  
£270,000**



### **Property Info:**

- *Approx. Square Footage: 1152 (107 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: C*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway*

### **Accommodation**

**Entrance Hall** 7' 0" x 11' 5" (2.14m x 3.49m)

**Lounge** 18' 10" x 13' 3" (5.74m x 4.04m)

**Kitchen** 10' 10" x 10' 4" (3.29m x 3.16m)

**Dining / Living Area** 8' 8" x 23' 7" (2.64m x 7.20m)

**Utility** 5' 3" x 5' 6" (1.61m x 1.67m)

**Guest WC** 3' 2" x 5' 6" (0.96m x 1.67m)

**Landing** 6' 10" x 7' 3" (2.09m x 2.22m)

**Bedroom One** 11' 2" x 10' 5" (3.40m x 3.18m)

**Bedroom Two** 10' 6" x 10' 5" (3.19m x 3.18m)

**Bedroom Three** 7' 10" x 9' 1" (2.4m x 2.77m)

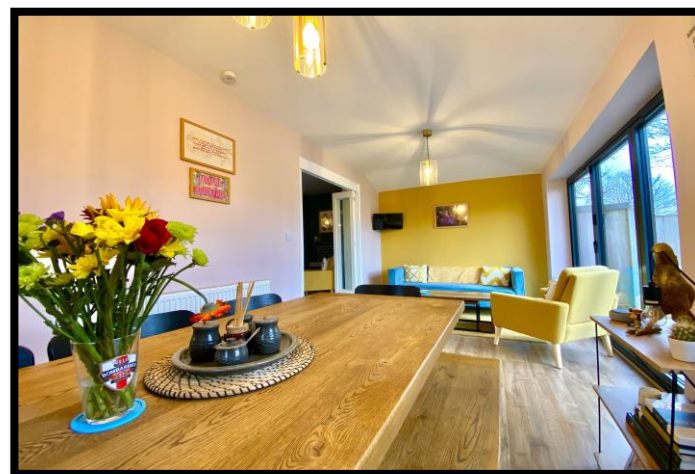
**Bathroom** 6' 11" x 7' 3" (2.11m x 2.22m)







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



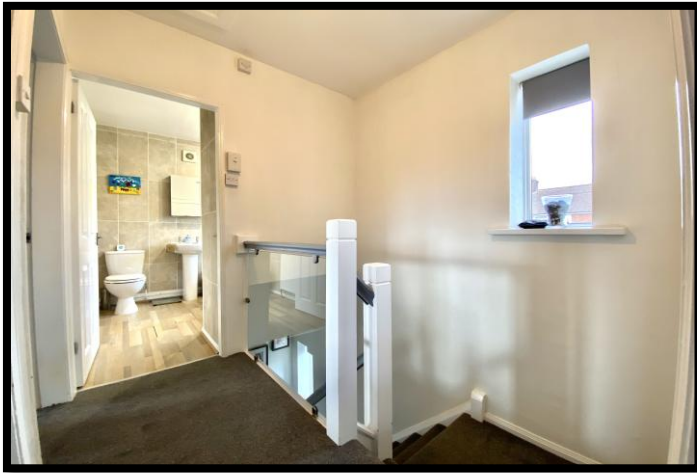
*"Ultimate Estate  
Agency....From The Fox"*

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

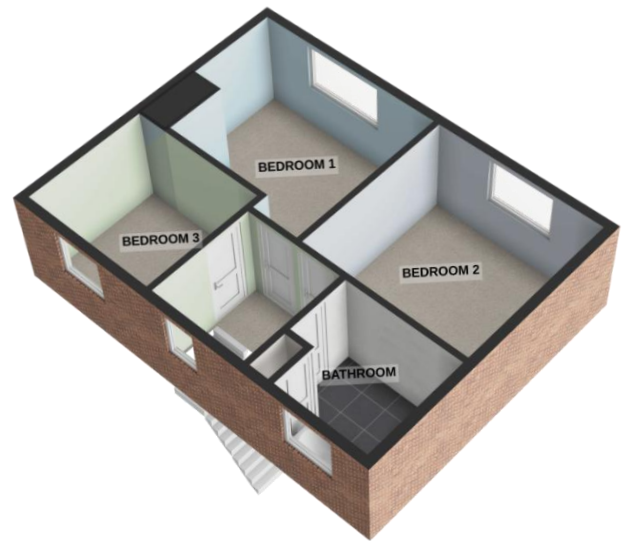
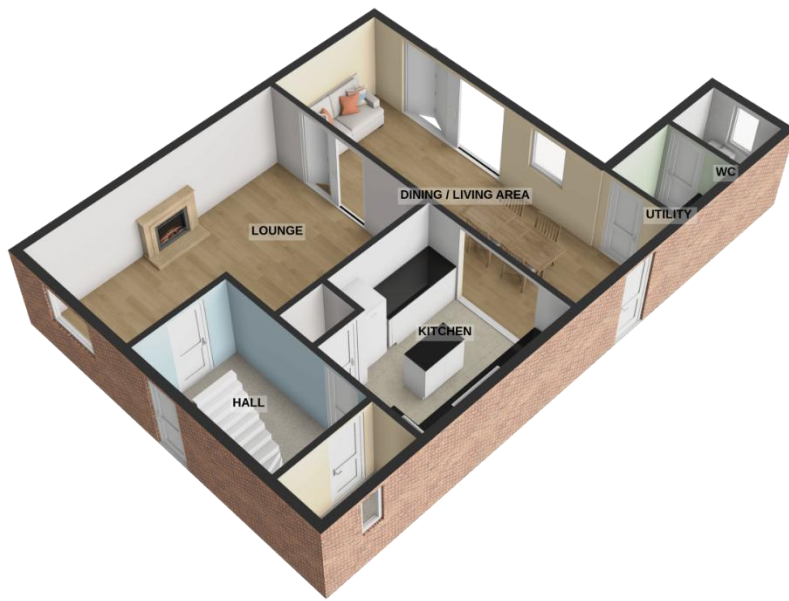
Tel: 01606 44 0 44

e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)













## Directions

Follow Runcorn Road heading into Barnton, at the top of the hill turn right onto Grange Road. Then turn left onto Church Road, continue along Church Road which leads onto Emmett Street. No.57 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

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- Class of Title. TBC
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- Parking Arrangements: Driveway





