



- **Modern Style Family Home**
- **Three Bedrooms**
- **Walk in Ready**
- **Attractive Kitchen/Diner**
- **Family Bathroom, En-Suite & Guest WC**
- **Built in Appliances**
- **Private Rear Garden with Elevated Terrace**
- **Close to Local Schools and Transport Links**
- **Ideal First or Young/Growing Family Purchase**



WALK IN READY ... MODERN STYLE SEMI DETACHED - 3 BEDROOMS & EN-SUITE - UTILITY & GUEST WC - IDEAL FIRST / FAMILY PURCHASE ... Royal Fox Estates are pleased to offer with NO CHAIN ... this modern and well presented family home providing all the needs and features for modern day living. The home is decorated neutrally providing a blank slate for prospective buyers to make their own whilst being able to walk in and enjoy from day one.

ACCOMMODATION: Comprising of .. To the ground floor: Entrance hall, lounge, modern fitted kitchen/diner with BUILT IN APPLIANCES (Inc. dishwasher) separate utility room and downstairs guest WC. To the first floor are three bedrooms (two double one single) with en-suite shower room to the principle room at the front. As well as a contemporary family bathroom. Off the landing are numerous storage cupboards.

OUTSIDE: The property benefits from driveway parking at the front suitable for two vehicles side to side. To the rear is a private, non overlooked rear garden with patio area, timber storage shed and an elevated lawn terrace with timber decking.

LOCATION: Barnton is ever popular with families for it's proximity to local schools & nurseries as well as outdoor pursuits being found just around the corner with Marbury Country Park & Anderton Boat Lift museum & nature reserve. There is a good range of local amenities within the village and the market town of Northwich is just a 10 minute drive away with many large supermarkets, national chains & multi screen Odeon Cinema.



**2 Pelton Close
Barnton Northwich**

**Offers In Excess Of
£200,000**



Accommodation

Entrance Hall

Lounge 14' 4" x 14' 9" (4.36m x 4.49m)

Kitchen/Diner 9' 11" x 13' 5" (3.03m x 4.08m)

Utility Room 4' 2" x 5' 6" (1.26m x 1.67m)

Guest WC 3' 8" x 4' 2" (1.11m x 1.26m)

Landing

Bedroom One 10' 10" x 11' 7" (3.31m x 3.54m)

En-Suite Shower Room 4' 1" x 7' 9" (1.24m x 2.35m)

Bedroom Two 9' 11" x 10' 8" (3.01m x 3.25m)

Bedroom Three 6' 9" x 7' 3" (2.05m x 2.21m)

Family Bathroom 6' 5" x 6' 10" (1.96m x 2.09m)

Property Info:

- *Approx Sq. Footage 920 (84.5 Sq m)*
- *Tenure - Leasehold*
- *Length of Lease: 125 Years from 02/06/2017 (117 Years Remaining)*
- *Ground Rent: £378.40 PA*
- *Service Charge: Nil*
- **COST TO PURCHASE FREEHOLD** – Our selling client has received a quote to purchase the freehold for the property at a cost of £13,000 Plus legal fees (Nov 2025)
- *EPC Rating: B*
- *Council Band: C*
- *Mains Connected: Electric, Gas, Water, (Meter) Sewage*
- *Parking Arrangements: Driveway*





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



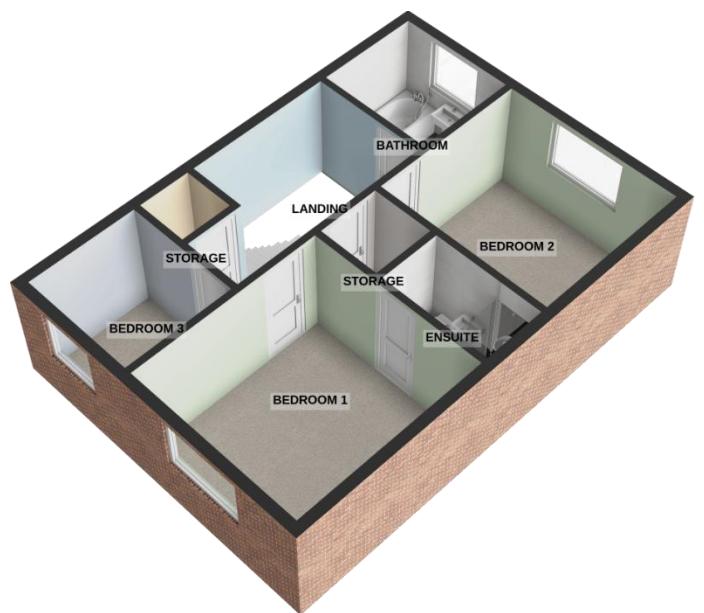
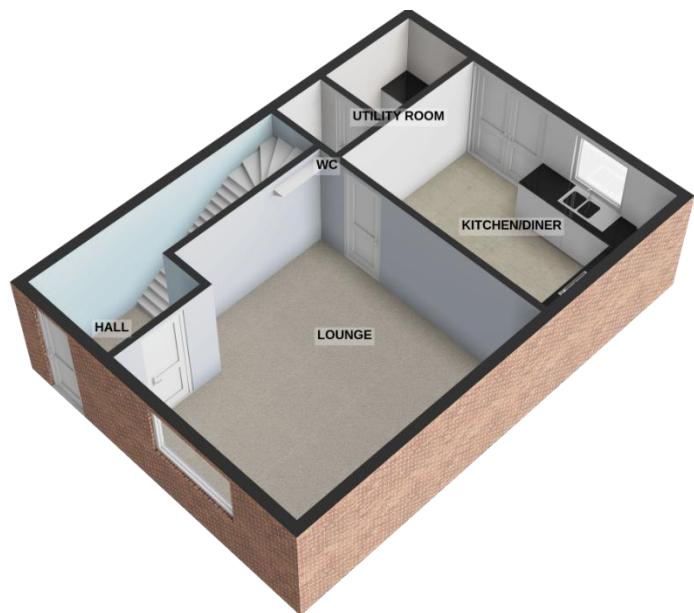
***“Ultimate Estate
Agency....From The Fox”***

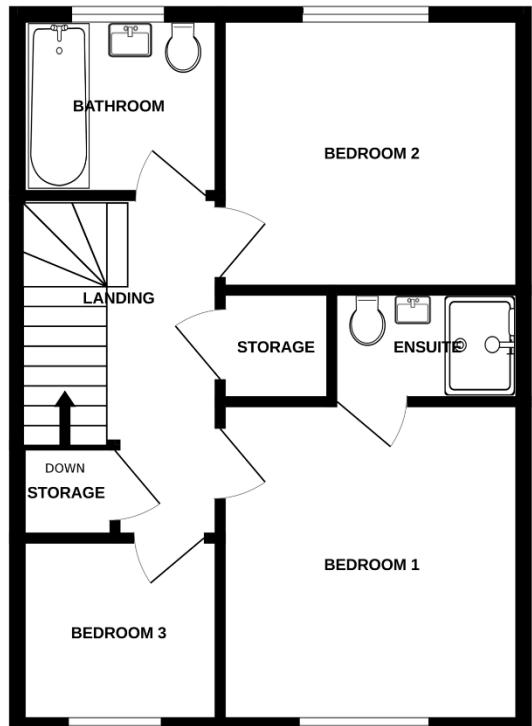
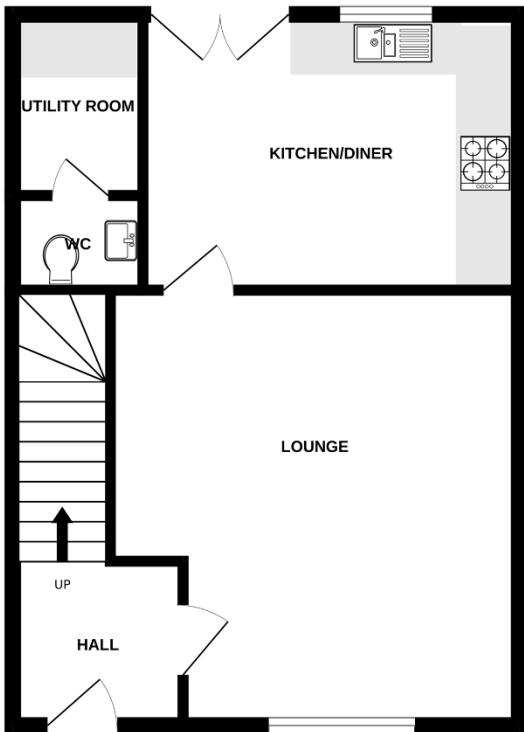
**Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich town centre proceed along the one way system towards Winnington on the A553 passing through the traffic lights over the canal and bearing left at the next set of traffic lights proceeding again on the A553 up the hill towards Barnton. Turn right onto Grange Avenue, turn right onto Pelton Close

"Call The Fox NOW for your FREE valuation"



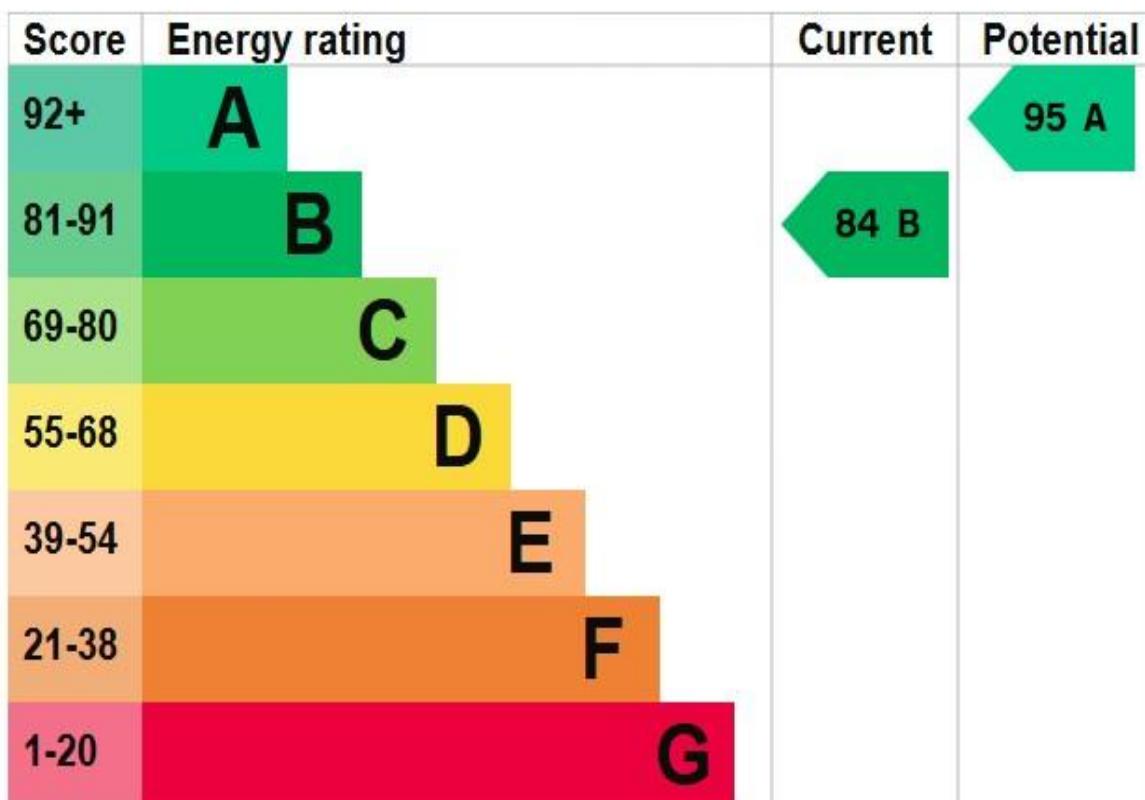
IMPORTANT NOTE:

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

- Tenure: Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewage
- Council Band: C
- Parking Arrangements - Driveway



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