



225, Runcorn Road
Northwich CW8 4HR

£240,000

www.westates.co.uk
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An immaculately presented period cottage with charm and character.

- Beautiful Character Cottage
- Large Living Room
- Kitchen Dining Room
- Open Plan Conservatory
- Two Bedrooms
- Luxury Shower Room
- Cottage Gardens
- Off Road parking for 2 cars

Description

A charming end-terrace characterful cottage, which is presented to an extremely high standard and combines modern day luxury fixtures and fittings with old-time period features, which sit together comfortably to create a first class home. With gas central heating and PVCu double glazing the accommodation comprises; Ground floor : entrance hall, a useful utility room/cloakroom with WC and space for washing machine, a large living room with wood burning stove and staircase, a luxury kitchen dining room with built-in appliances and room for a dining table. Lastly there is an open plan conservatory off the dining area with French doors to the garden. On the first floor there is an attractive landing areas with feature display niche, a good size main bedroom with open views to the rear, a single bedroom and a luxury shower room with a modern three piece suite. Externally there is a block paved driveway to the front with mature well stocked borders and there is a small low maintenance garden to the rear, which is private and south westerly facing.



Location

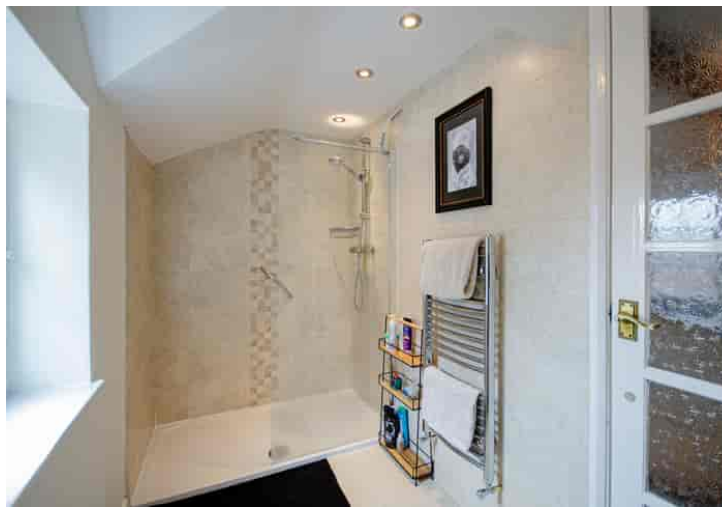
Barnton is a small village located approximately two miles north of Northwich, its a family friendly village with some great local amenities. There are two supermarkets, Co-op located in the centre of the village and Spar housed in the filling station at the top of the village on Runcom road. Oakwood Medical Centre is situated next to the Co-op and there are two local Chemists.

Three railway stations serve the area with the West Coast Main Line service running through Hartford and Acton Bridge, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or northwich stations. The A49 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles. There is a well regarded Primary Schools in the village with an excellent high school in nearby Weaverham. Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

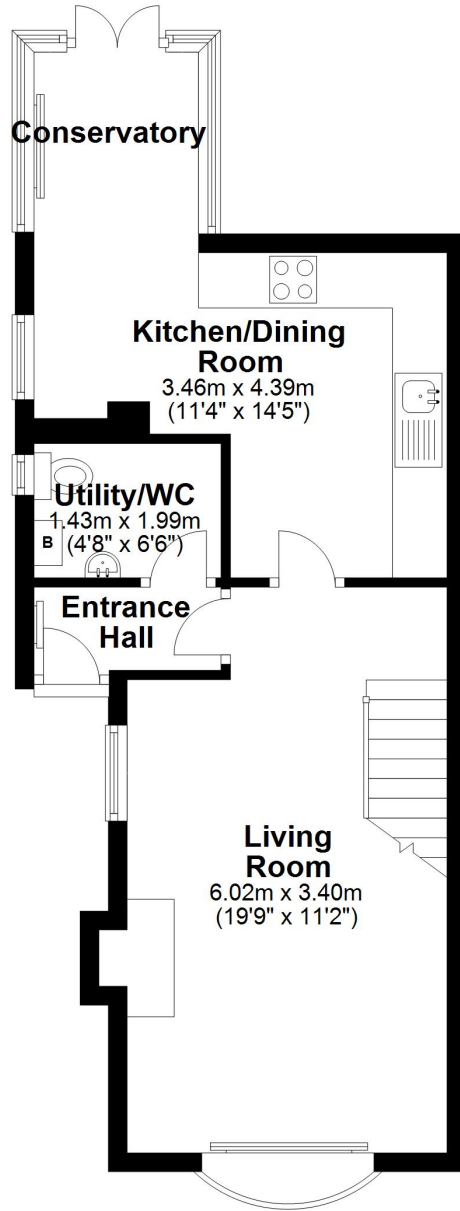
FREEHOLD

EPC Rating: D



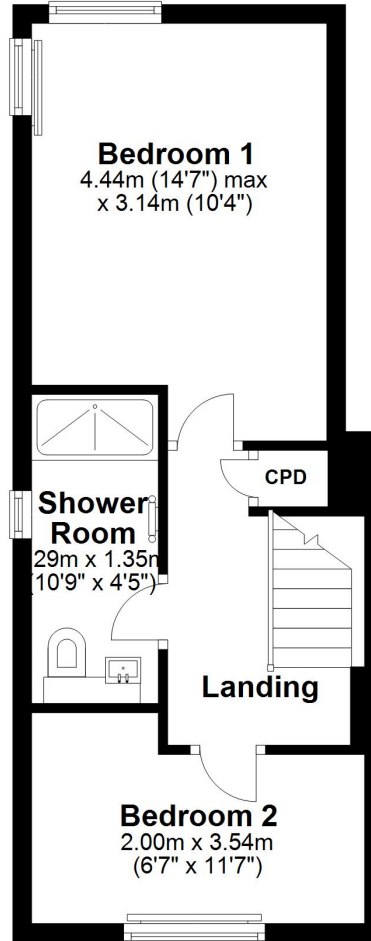
Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.