



5, Salters Ford
Northwich CW8 4HQ

Guide Price £400,000

www.westates.co.uk
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A former lock keepers cottage, set on a plot of 0.28 acres, fronting the weaver Navigation and backing on to the River Weaver.

- Former Lock Keepers Cottage
- Small Island Surrounded by River Weaver
- Plot Size 0.28 Acres
- Cottage In Need Of Modernisation
- External Outhouse
- Ample off Road Parking

Description

A former lock keepers cottage, occupying the most picturesque location adjacent to Salters Ford Locks. The property is situated on a small island fronting the Weaver Navigation and backing onto the River Weaver, where there is an old abandoned landing stage. The plot extends to 0.28 acres and includes a brick built outhouse and store and there are a number of timber sheds and other storage facilities. The gardens are now overgrown and in need of attention. There is off road parking for several cars. The cottage itself is again in need of modernisation and includes an entrance hall, two reception rooms, a kitchen, rear hall and WC on the ground floor and two bedrooms, a bathroom and landing on the first floor. There is massive scope for modernisation and plenty of room to extend, subject of course to planning permission.



Location

Barnton is a small village located approximately two miles north of Northwich, it's a family friendly village with some great local amenities. There are three supermarkets, Co-op located in the centre of the village, Spar housed in the filling station at the top of the village on Runcorn road and there is a Premier store at the end of Oakwood Lane. 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

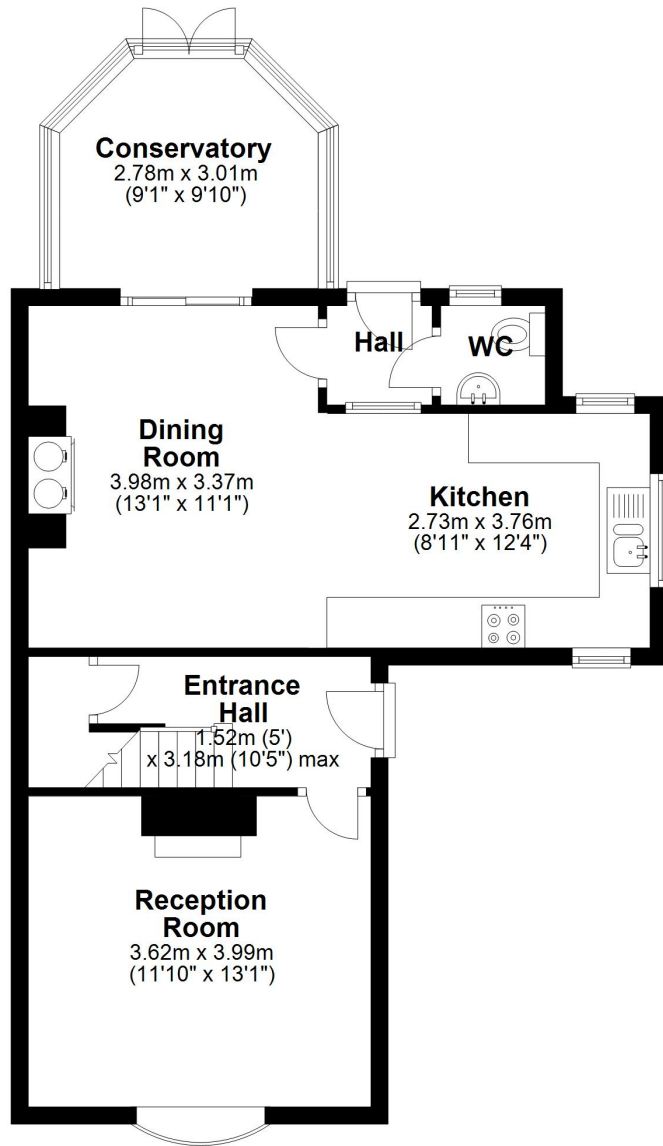
FREEHOLD

EPC Rating:



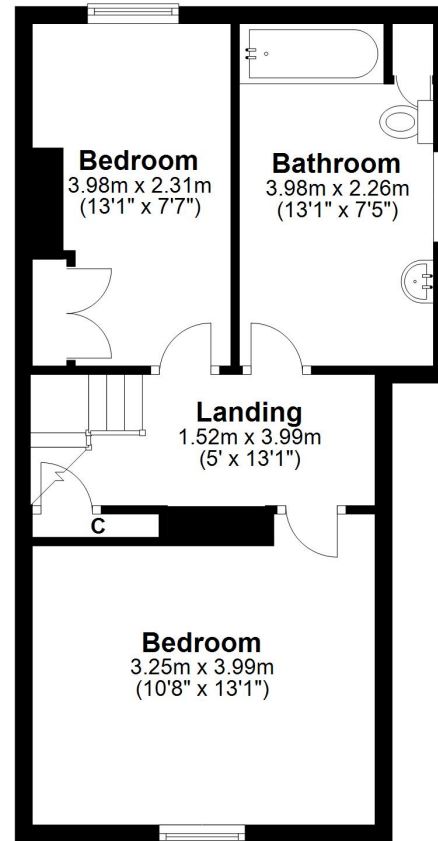
Ground Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 96.5 sq. metres (1039.2 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.