



221, Runcorn Road
Northwich CW8 4HR

£250,000

www.westates.co.uk
01606 331784



An outstanding, Victorian semi-detached house conveniently situated in the heart of the village.

- Victorian Semi-Detached Home
- Two Reception Rooms
- Newly Fitted Kitchen
- Three Bedrooms
- Luxury Bathroom
- Mature Garden
- Garage & Driveway

Description

An outstanding, Victorian semi-detached home, conveniently situated and with the unusual benefit of having a mature rear garden and a detached garage and driveway. The property has been modernised in recent years, featuring a newly installed kitchen and bathroom and the house is offered in excellent decorative condition throughout. Comprises: Reception porch, entrance hall with a 'Minton' tiled floor, lounge with bay window, separate dining room, rear hall, cloakroom/WC, kitchen, first floor landing, three bedrooms and bathroom. To the rear there are two useful outhouses and an external WC along with the mature and private garden. The garage and driveway are located next to the neighbouring property.



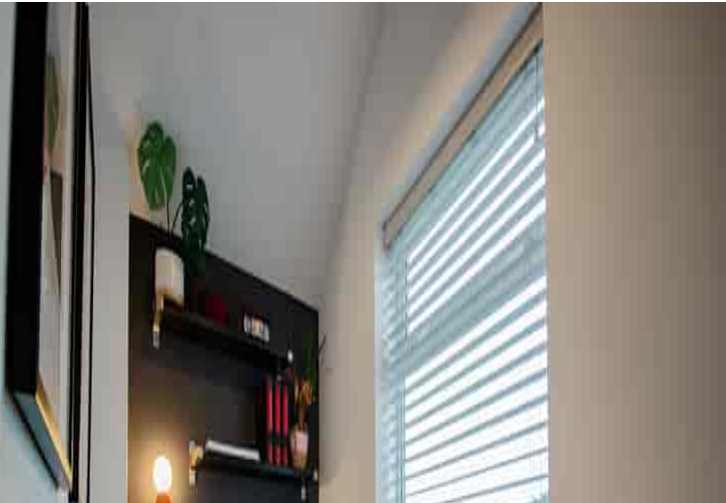
Location

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 Runcorn 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.

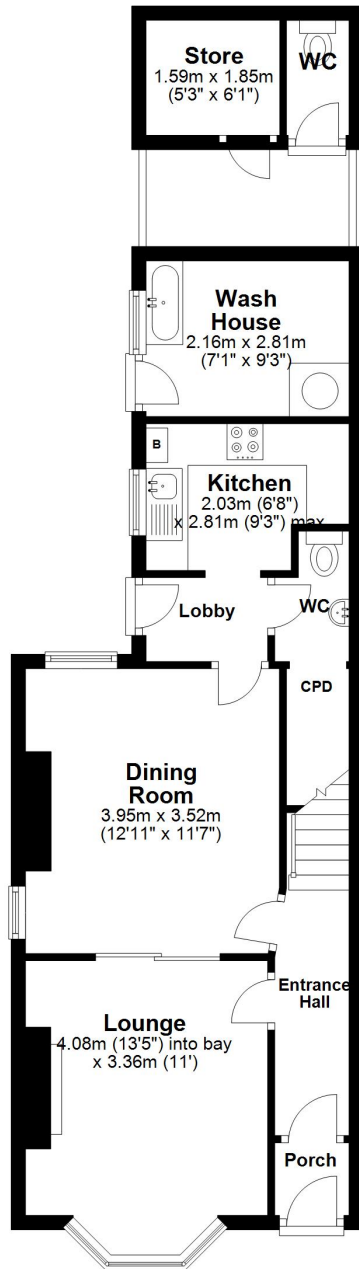
Tenure

FREEHOLD

EPC Rating:



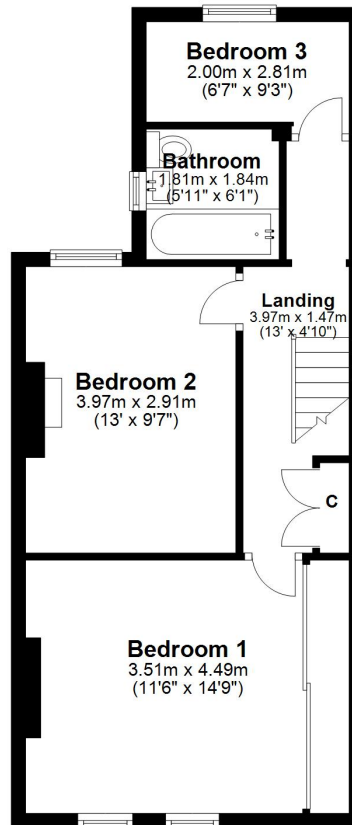
Ground Floor
Approx. 54.6 sq. metres (588.1 sq. feet)



Total area: approx. 98.2 sq. metres (1056.8 sq. feet)

First Floor

Approx. 43.5 sq. metres (468.7 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.