



18, Ashwood Crescent
Northwich CW8 4NP

£250,000

www.westates.co.uk
01606 331784

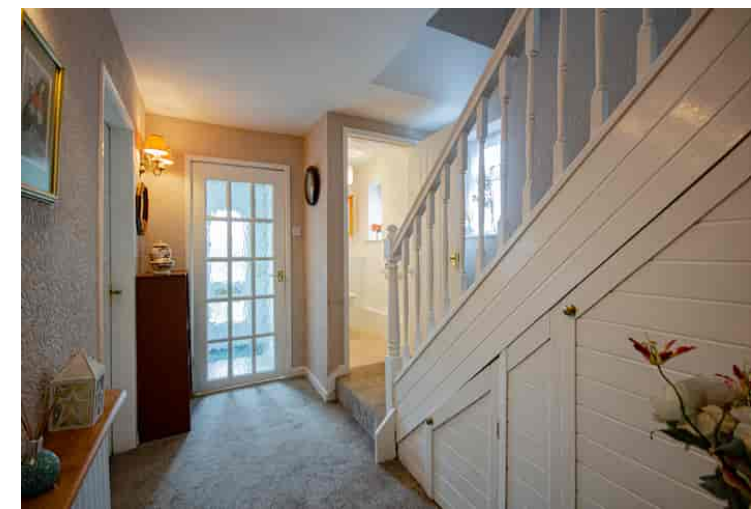


A larger than average, semi-detached family home, located in the heart of the village with an open aspect to the rear.

- Larger Than Average Semi-Detached
- Porch, Entrance Hall & Cloakroom/WC
- Two Reception Rooms
- Kitchen Breakfast Room
- Three Double Bedrooms
- Bathroom
- Mature Gardens
- Garage & Triple Length Driveway

Description

This is a larger than average semi-detached family home, it's located in the heart of the village and enjoys an open aspect to the rear overlooking Barnton FC's football pitch. The accommodation extends to 1,161 ft² (107.9 m²), which is considerably larger than other similar looking properties at the same price point. The asking price has been set to take account that some internal updating is required. Comprises: Reception porch, entrance hall, cloakroom/WC, lounge, separate dining room, kitchen breakfast room, first floor landing, three double bedrooms and bathroom. Outside there are mature front and rear gardens and there is a single garage and a three car driveway.



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

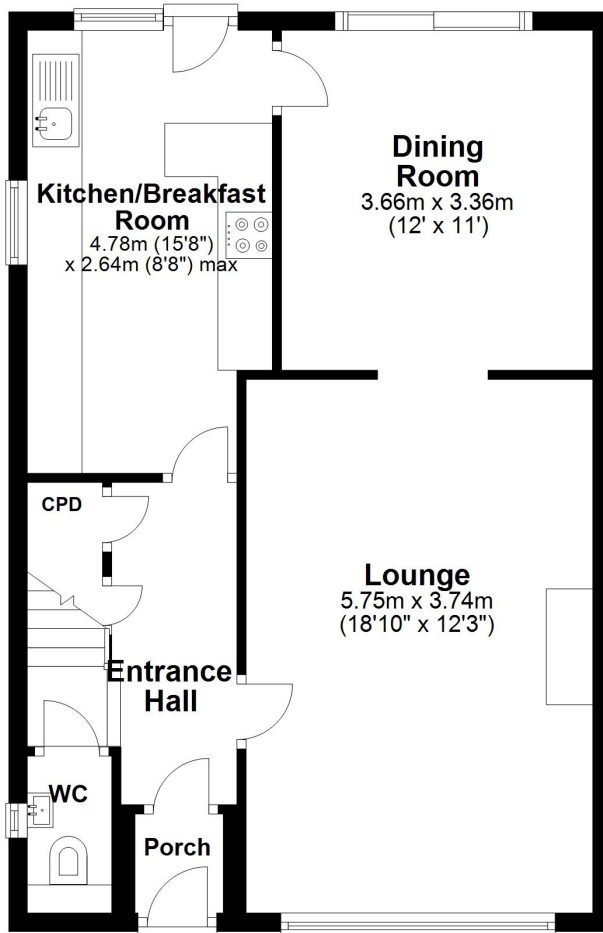
FREEHOLD

EPC Rating:



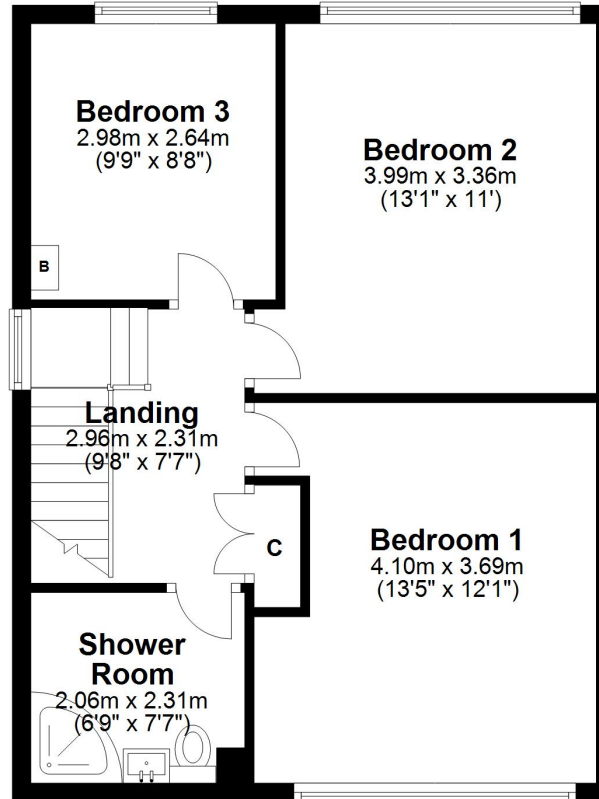
Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 107.9 sq. metres (1161.7 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.