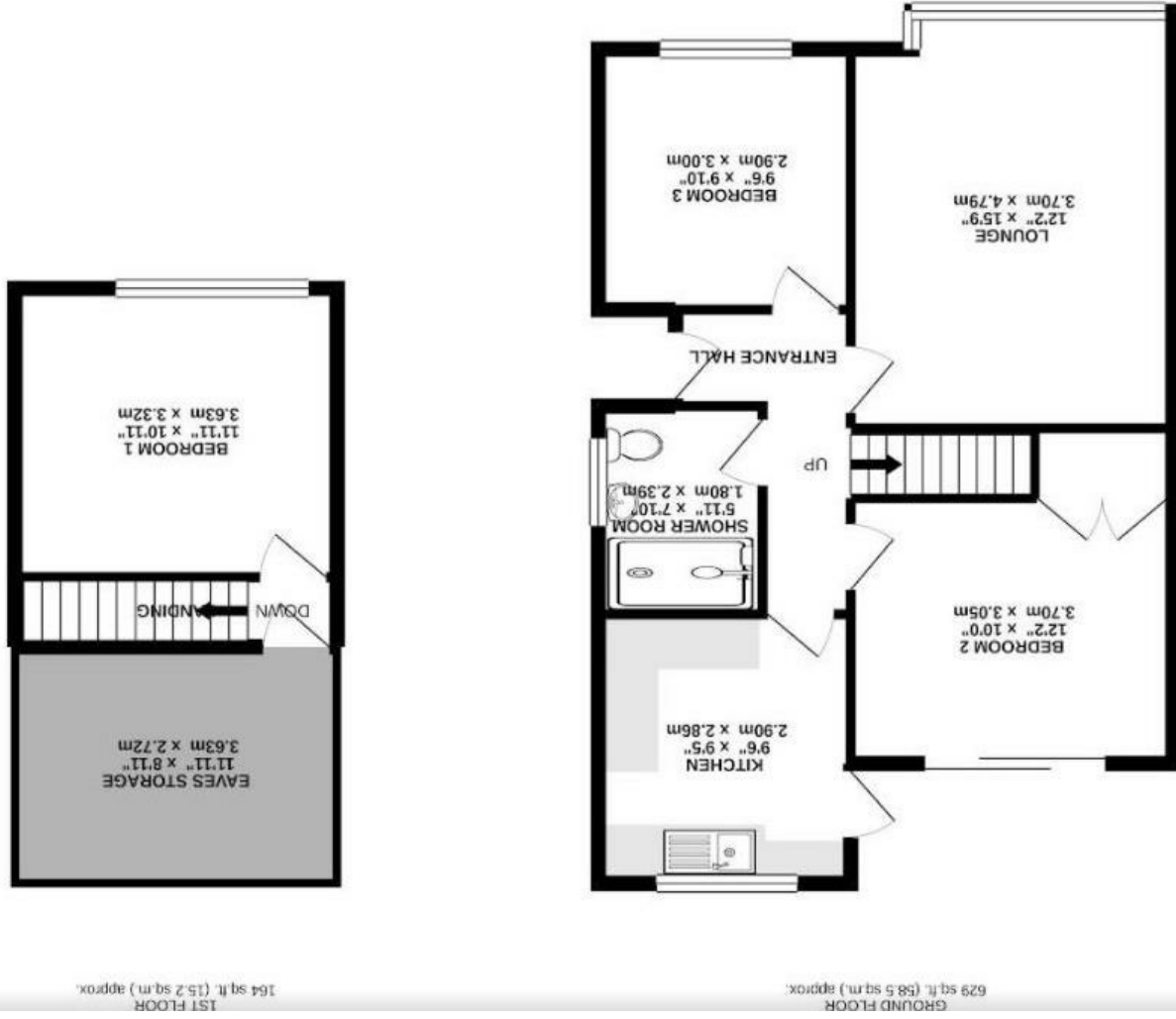


MISREPRESENTATION ACT 1967.
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Notes for information:
The floor area is measured in accordance with the provisions of the Survey of England Act 1969 and is given in square metres and square feet. The floor area is measured to the internal face of the walls and includes the area of any internal walls, doors and any other areas which are permanently attached to the walls. The floor area does not include the area of any external walls, balconies, porches, patios, terraces, etc. and is not intended to be used as such by any person other than the occupier. The floor area is measured to the internal face of the walls and includes the area of any internal walls, doors and any other areas which are permanently attached to the walls.

TOTAL FLOOR AREA: 793 sq ft (73.7 sq m) approx.



T. 01606 41318

www.wrightmarshall.co.uk



£185,000



**32 HAYES DRIVE
BARNTON
NORTHWICH
CW8 4JX**

3 1 1 1 F
COUNCIL TAX BAND: C



THREE DOUBLE BEDROOM, SEMI DETACHED, dormer bungalow located in the centre of Barnton village. This property benefits from well planned accommodation and is in need of modernisation throughout.

Accommodation includes a front garden, storm porch, entrance hallway, two double bedrooms on the ground floor and a third bedroom on the first floor. Lounge, shower room and a separate kitchen are located on the ground floor, with a back door leading to the rear, south west facing, private lawned garden. A double garage is located to the side aspect along with a driveway for three cars. This property is offered with no vendor chain and a viewing is highly recommended.

BARNTON

Barnton is a village on the outskirts of Northwich and is superb for those who commute, being just ten minutes from the M56 motorway. There are local amenities such as smaller convenience shops, however Northwich Town Centre is within very easy reach and caters for a larger and more diverse range of needs. Barnton has a primary school and is also in the catchment for Weaverham and Hartford. The Trent and Mersey canal are close at hand for those who enjoy boating and further complements the beauty and rural feel of this village.

THE PROPERTY IN BRIEF :

Storm Porch

Gas and electric metres located to the left and right.

Entrance Hallway

With two wall light points and one radiator.

Bedroom Three

Located to the front aspect with fitted wardrobes, radiator and ceiling light point.

Lounge

Located to the front aspect with large window, two wall light points, electric fire, one radiator and ceiling light point.

Bedroom Two

Located to the rear aspect and benefits from large window, a built in wardrobe, radiator, two wall light points, one sliding door to the rear garden and ceiling light point.

Shower Room

Located to the side aspect with a small window, walk in shower cubicle, low level vanity sink with underneath storage, heated towel rail, low level WC, window to the side aspect and ceiling light point.

Kitchen

Tiled throughout, worktops, toilet splash backs, sink with drainer, space for oven, washing machine and freezer. Low level and eye level storage cupboards and integrated extractor hood. Window to rear aspect and back door leading to rear enclosed private garden.

First Floor

Bedroom One

Located on the first floor with a window to the front aspect, large window, fitted furniture including two bedside tables and fitted wardrobes. Eaves storage, window to front aspect and ceiling light point.

Eaves Storage

Garage

Located to the side aspect with one window, low level worktops, a sink and four ceiling light points.

Tenure

We believe the tenure of the property to be Freehold

Viewings

Strictly by appointment with the agents Northwich Office.

Market Appraisal

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.