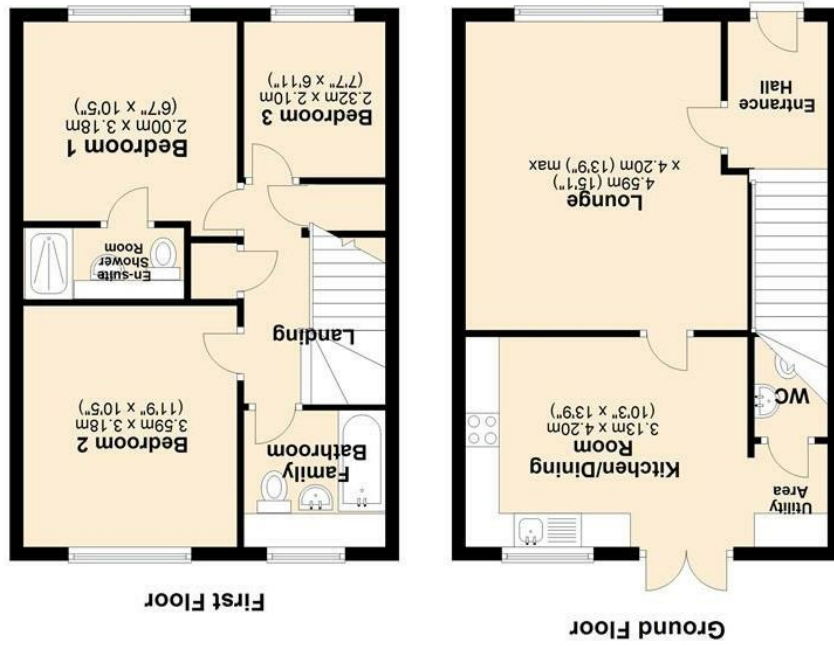


MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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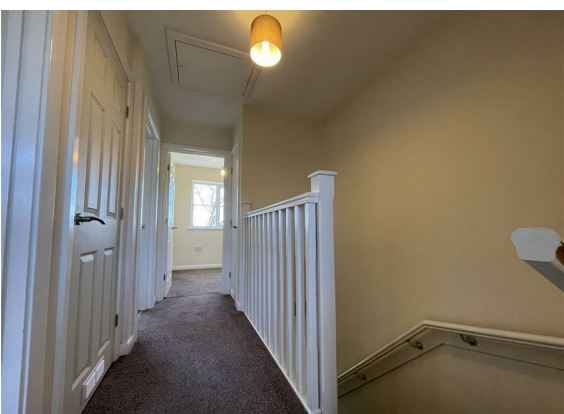
OFFERS IN THE REGION OF £190,000



**41 PELTON CLOSE
 BARNTON
 NORTHWICH
 CW8 4WA**

3 1 1 B

COUNCIL TAX BAND: C



THREE BEDROOM, CHAIN FREE, SEMI-DETACHED property located on Pelton Close in Barnton. This modern style property is ideal for first time buyers and growing families, just a short walk away from both Barnton Primary and Rosebank Schools. Accommodation boasts entrance hallway, spacious lounge, WC, kitchen/dining room with utility area with french doors leading to the spacious rear garden. The first floor consists of two double bedrooms, en-suite bathroom, a single bedroom, two storage cupboards and a three piece family bathroom. Barnton is conveniently located within close proximity of the A49, connecting commuters to Chester, Manchester, Liverpool and Warrington. To schedule a viewing, please call 01606 41318 or email northwich@wrightmarshall.co.uk

Externally

Tarmac driveway for two vehicles, partly lawned, partly block paved garden, one wall mounted external light and side gate, to the front aspect. Gas, electric meters and bins are located to the side aspect. Power point and outside water tap are located to the rear aspect where a lovely partly blocked paved, partly lawned garden with a timber shed can be found.

Entrance Hall

Glass panelled UPVC front door, single radiator, stairs leading to landing and one ceiling light point.

Lounge

Large double glazed window to the front aspect, single radiator, TV aerial point and one ceiling light point.

Kitchen/Dining Room/Utility Area

Laminate flooring, single radiator, space for washing machine, integrated oven and gas hob, integrated fridge freezer, sink with drainer, low-level and eye level units, housing the Worcester combi boiler, with oak effect laminate tops, double glazed window to the rear aspect, french doors leading to the large partly block paved partly lawned garden.

WC

Laminate flooring, single radiator, toilet, sink and one wall mounted light point.

Landing

One ceiling light point and loft hatch.

Family Bathroom

Laminate flooring, heated towel rail, toilet, sink, panelled bath with power shower over, double glazed frosted window to the rear aspect, ceiling mounted extractor fan and four ceiling spotlights.

Bedroom One

Single radiator, double glazed window to the front aspect, TV aerial point and one ceiling light point.

Bedroom Two

Single radiator, double glazed window to the rear aspect and one ceiling light point.

Bedroom Three

Single radiator, double glazed window to the front aspect and one ceiling light point.

Tenure

The freehold is owned by Seddon RDP Ltd. There are 120 years left on the 125 year lease. The ground rent is £325 per annum and the managing agent is Premier Ground Rents.