

MISREPRESENTATION ACT 1967.

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OFFERS IN THE REGION OF £250,000



94 TOWNFIELD LANE  
BARNTON  
NORTHWICH  
CW8 4QL

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COUNCIL TAX BAND: C

TWO BEDROOM, DETACHED, BUNGALOW located on Townfield Lane, Barnton. This light and spacious property with a large front and rear garden is perfect for downsizers looking to put their own personal stamp on a blank canvas. Accommodation boasts entrance hallway, lounge, two double bedrooms, shower room, kitchen/dining room, utility room and a single garage. Externally, a beautiful large lawned garden can be found to both the front and the rear aspects, along with a spacious garage, perfect for passionate gardeners. This property is located just a short drive from the A49 connecting you to the M56, M6 and M62 motorways. Local amenities such as the Co Operative and the Spar in Barnton are within walking distance. To schedule a viewing please call 01606 41318 or email northwich@wrightmarshall.co.uk

#### Externally

Partly concrete, partly gravel, large driveway and a deceptively large south-facing lawned garden, 13m x 10m to the front aspect. A further deceptively large large lawned garden, 25m x 10m can be found to the rear aspect.

#### Entrance Hallway

Glass panelled front door, single radiator, built in cupboard, loft hatch and one ceiling light point.

#### Lounge

Single radiator, TV aerial point, gas fire, two frosted double glazed windows to the side aspect, one large double glazed window to the front aspect and one ceiling light point.

#### Bedroom One

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

#### Bedroom Two

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

#### Shower Room

Toilet, sink, walk-in electric shower cubicle, large frosted double glazed window to the rear aspect, ceiling mounted extractor fan and one ceiling light point.

#### Kitchen/Dining Room

Single radiator, low-level and eye-level units, space for cooker, sink with drainer, large frosted double glazed window to the side aspect, large double glazed window to the rear aspect cupboard housing conventional boiler, door leading to utility room, loft hatch and one ceiling light point.

#### Utility Room

Tiled flooring, space for fridge and freezer, frosted double glazed window to the side aspect and one large double glazed window to the rear aspect.

#### Garage

Gas and electric metres, water tap, space for washing machine and dryer and one ceiling light point.

