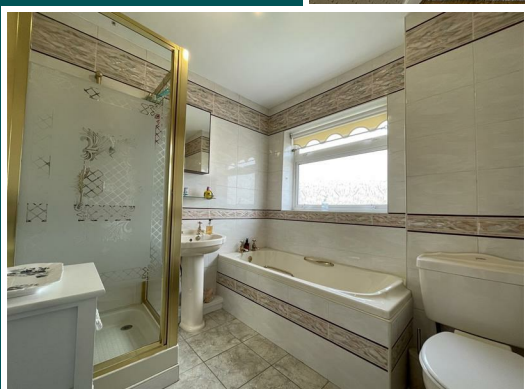
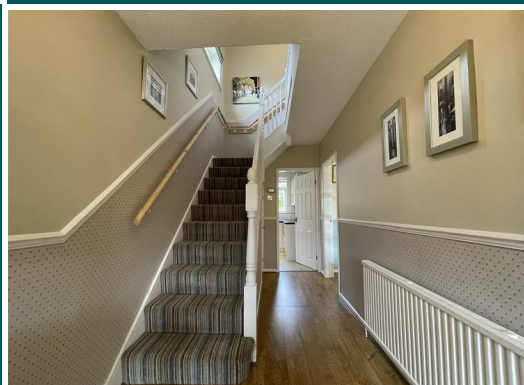
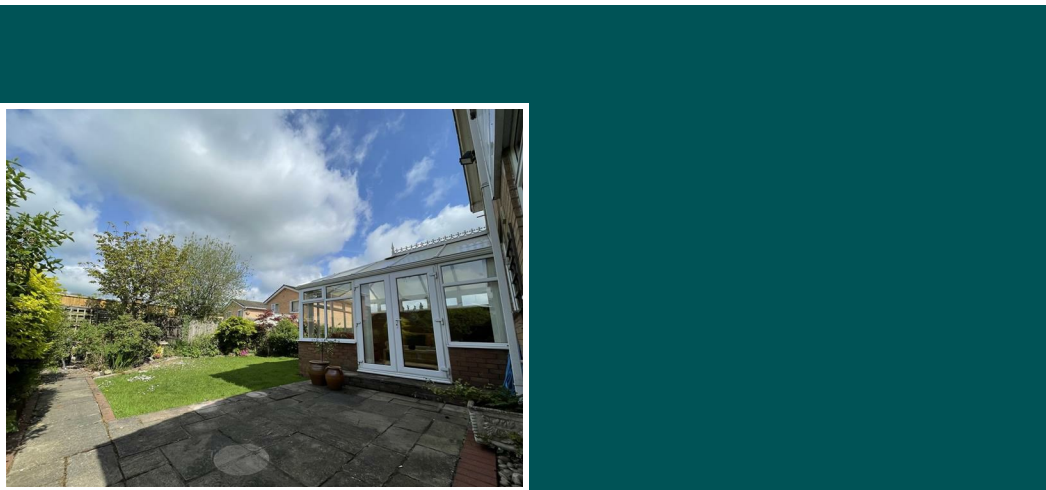


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other 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.



OFFERS IN THE REGION OF £330,000



31 SYCAMORE CRESCENT
 BARNTON
 NORTHWICH
 CW8 4NS

3 Bedrooms, 1 Bathroom, 1 Living Room, 1 Kitchen, Council Tax Band: D



THREE BEDROOM, CHAIN FREE, DETACHED property available on Sycamore Crescent, Barnton. Accommodation boasts porch, entrance hallway, lounge through dining room and a conservatory to the rear followed by a separate kitchen with access to the WC, garage and rear garden. Upstairs, two double bedrooms, a third bedroom/study and three piece family bathroom can be found. Externally the property benefits from a front garden, concrete driveway, car port to the side aspect, ideal if you own multiple vehicles and a lovely west facing rear garden. The A49 provides excellent transport links, connecting you to both the M56 and M6 motorways. This property is the perfect family home, within close proximity to lovely country walks, Barnton Community Primary School and Nursery, local amenities and sports clubs such as Barnton Cricket Club. To schedule a viewing, please call 01606 41318 or email northwich@wrightmarshall.co.uk

Externally

Concrete driveway and east facing lawned garden to the front aspect. Side gate leading to the car port and rear, west facing, partly block paved, partly lawned garden to the rear aspect.

Porch

Laminate flooring, double glazed window to the front aspect, frosted double glazed window to the entrance hallway and one wall mounted light point.

Entrance Hallway

Engineered wood flooring, single radiator, under stairs cupboard, stairs leading to landing, wall mounted thermostat and one ceiling light point.

Lounge

Engineered wood flooring, single radiator, gas fire, TV aerial point, large double glazed window to the front aspect and two ceiling light points.

Dining Room

Engineered wood flooring, single radiator, french doors leading to the conservatory and one ceiling light point.

Conservatory

Tiled flooring, TV aerial point, multiple double glazed windows, french doors leading to partly blocked paved, partly lawned rear garden and one ceiling light point.

Kitchen

Tiled flooring, single radiator, low-level and eye-level units with granite effect tops, sink with drainer, integrated Lamona gas hob, extractor hood, Hotpoint dishwasher and double oven. Space for washing machine and fridge freezer, two double glazed windows to the rear aspect, door leading to WC, garage and rear garden and one ceiling light point.

WC

Tiled flooring, toilet, sink, wall mounted heater and one ceiling light point.

Garage

Concrete flooring, wall mounted Combi boiler, space for tumble dryer and american fridge freezer, wall mounted gas and electric metres and one ceiling light point.

Landing

Frosted double glazed window to the side aspect, loft hatch and one ceiling light point.

Bedroom One

Single radiator, double fitted wardrobes and further storage, 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.

Bedroom Three

Laminate flooring, single radiator, built-in storage cupboard and one ceiling light point.

Family Bathroom

Tiled flooring, roll top bath, walk-in power shower cubicle, toilet, floor to ceiling tiles, large frosted double glazed window to the rear aspect and one ceiling light point.