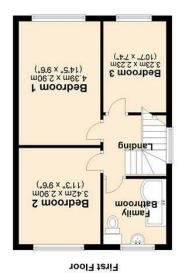
themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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

MISREPRESENTATION ACT 1967. Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that: 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



Ground Floor

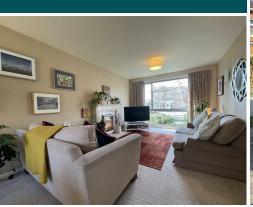
Kitchen
Room
2.75m x 4.58m
2.75m x 3.22m
(9' x 15')

Carage
Entrance
Hall
Entrance
Hall



OFFERS OVER £320,000









2 REDWOOD CLOSE BARNTON NORTHWICH CW8 4NX















THREE BEDROOM, CORNER PLOT, CHAIN FREE, DETACHED, freehold property located on Redwood Close, Barnton. This house has been modernised throughout, particular mention must be made of the Lounge/Dining Room with the dual aspect, flooding the reception rooms with natural light. The ground floor accommodation boasts entrance hallway, lounge, dining room, kitchen, WC and a single garage. Upstairs, two double bedrooms and a single bedroom/study can be found along with a lovely three piece family bathroom. Externally the property benefits from ample off road parking due to the corner plot position, a lovely lawned front garden and to the rear a spacious partly block paved, partly lawned garden with a shed and greenhouse. To schedule a viewing, please call 01606 41318 or email northwich@wrightmarshall.co.uk

Externally

Concrete driveway for one vehicle, lawned garden and side gate to the front aspect. Partly lawned partly block paved large rear garden with two timber sheds, a Hartley botanic glasshouse and 11 solar panels over 4 kw/h capacity.

Entrance Hallway

Glass panelled frosted double glazed, glass panelled, aluminium front door, laminate flooring, single radiator, frosted double glazed window to front aspect and one ceiling light point.

Lounge

Gas fire, tv aerial point, large double glazed window to front aspect and one ceiling light point.

Dining Room

French doors leading to the rear garden and one ceiling light point.

WC

Toilet, sink and one ceiling light point.

Garage

Space for tumble dryer and washing machine, electric and gas metres, Worcester Combi boiler, low-level and eye level units with oak effect tops, solar pv system generating on average £400 worth of electricity per annum and two ceiling light points.

Landing

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

Bedroom One

Single radiator, large double glazed window to the front aspect, two wall mounted light points and one ceiling light point.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

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