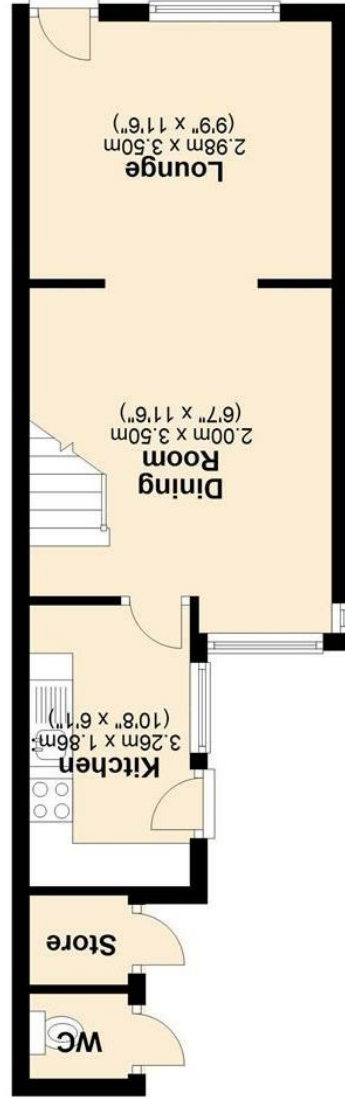
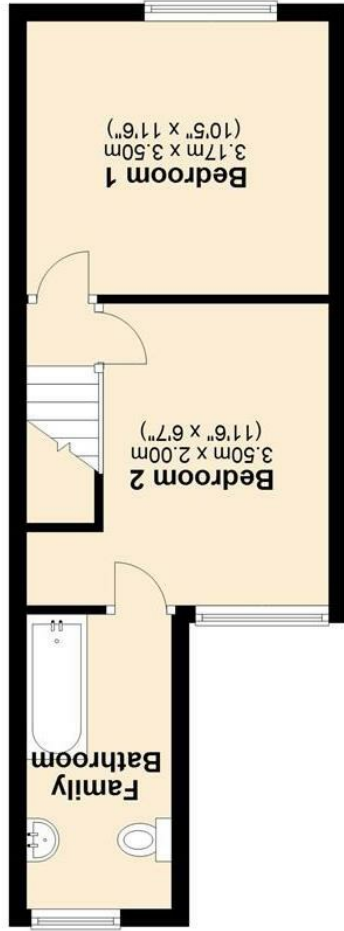


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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.

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Total area: approx. 61.9 sq. metres (666.5 sq. feet)



OFFERS IN THE REGION OF £170,000



**86 CHURCH ROAD
 BARNTON
 NORTHWICH
 CW8 4JE**



COUNCIL TAX BAND: B



Spacious end-terraced property with a deceptively large rear garden with huge potential to build a home studio

Description

Purchased by the current vendor over 20 year ago this property has been modernised throughout and is the perfect opportunity for a first time buyer or buy to let investor.

This unique property is a spacious end-terrace with the added advantage of a deceptively large enclosed rear garden with side access from Church Road, ideal for an owner occupier looking to build their own home studio for business purposes under permitted development.

Ground floor accommodation comprises spacious lounge through dining room with large double glazed windows to both the front and the rear aspects, flooding the rooms with natural light.

The galley kitchen has a range of integrated appliances including an oven, gas hob and extractor fan with space for an American fridge freezer. There is a large double glazed window to the side aspect and a glass panelled uPVC door to the rear garden.

First floor accommodation comprises two spacious bedrooms, both with a double glazed window and the brand new modern three piece family bathroom is located off the second bedroom.

Externally you will find a sizeable store housing the new Baxi combi boiler, plumbing for a washing machine and space for a tumble dryer if required, an external WC, a large flagged area to the side aspect which could be used for further storage space such as a shed if required and the large enclosed rear lawned garden.

Barnton is perfectly positioned within close proximity to the A49 connecting commuters to the M56 and M6 motorways.

The closest train stations are Greenbank and Acton Bridge both of which are only a 10 minute drive away and for those who don't drive there is a regular bus route on Runcorn Road connecting commuters to Northwich town centre.

Local schools include Barnton Community Primary School & Nursery, Hartford High School and Weaverham High School, all within a 10 drive away.

Local amenities include the Co-operative in Barnton located on Lydyett Lane just a 2 minute walk away and for larger supermarkets and restaurants Northwich town centre is just a 10 minute drive away.