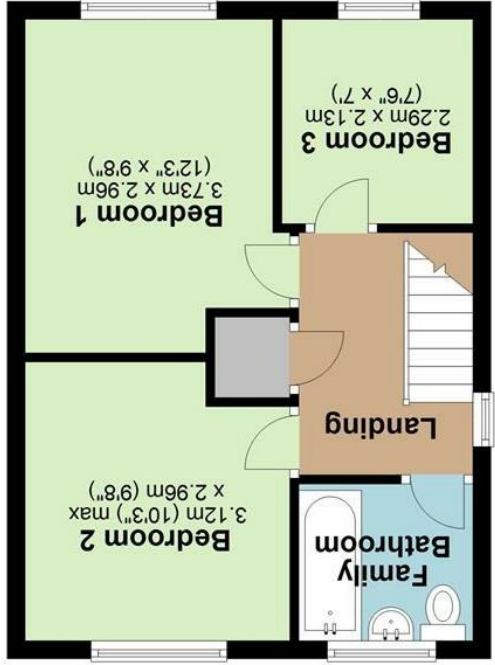


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of,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

Total area: approx. 82.4 sq. metres (887.5 sq. feet)



£185,000



8 CHURCHFIELDS
 BARNTON
 NORTHWICH
 CW8 4UR



COUNCIL TAX BAND: C



A spacious chain free family home with a south facing rear garden located on a no through road in Barnton

Description

Recently acquired by a relocation company the previous vendors occupied this property for over 30 years. Located on a no through road, many of the neighbours have lived in their properties since built in the 1970's.

Particular mention must be made of the large corner plot with parking for three vehicles, a single garage and a large rear garden with side access, ideal for a young family particularly with the Nursery Road Recreation Ground located next door.

Ground floor accommodation comprises spacious hallway, a large lounge with a large double glazed window to the front aspect and understairs storage.

The traditional kitchen and separate dining room presents the perfect opportunity to knock both rooms into one to create a large kitchen/dining room with French doors to the rear garden.

The kitchen has a range of low level and eye level units, one of which houses the combi boiler, an integrated fridge freezer, a sink with drainer with a double glazed window above and space for a gas cooker and washing machine.

First floor accommodation comprises spacious landing with a double glazed to the side aspect with access to the loft space which isn't boarded, two double bedrooms, both with double glazed windows, a third bedroom/office and a three piece family bathroom with a double glazed window to the rear aspect.

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

The closest train stations are Greenbank (Chester-Manchester) and Acton Bridge (West Coast Main Line) both of which are only a 10 minute drive away and for those who don't drive there is a regular bus route on Lydyatt Lane 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 5 minute walk away and for larger supermarkets and restaurants Northwich town centre is just a 10 minute drive away.

