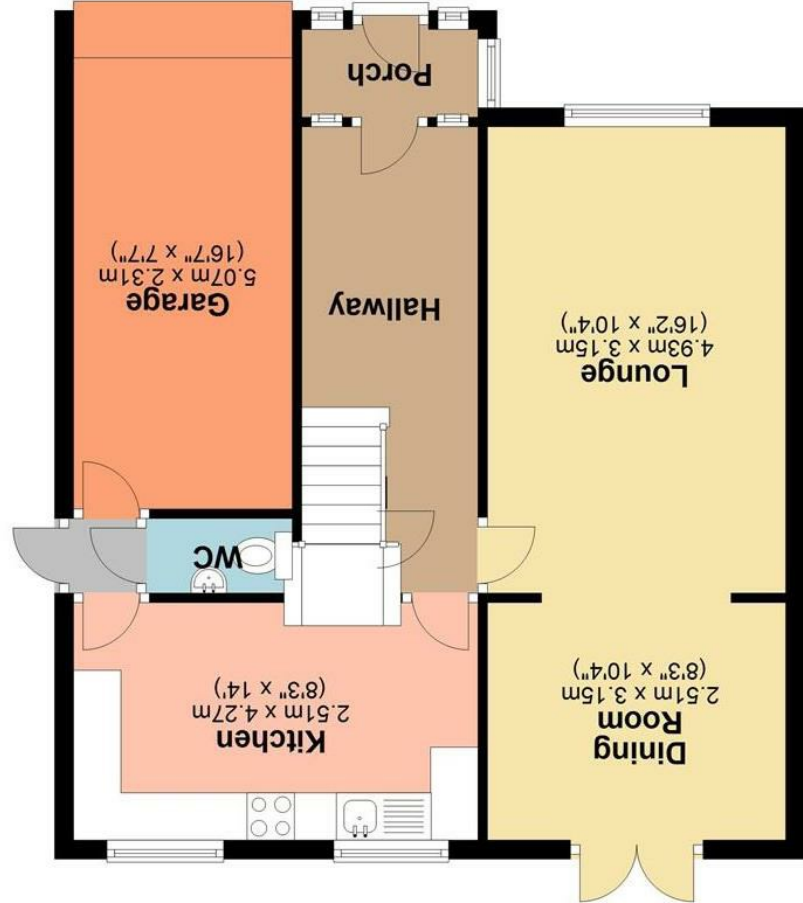


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other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

Total area: approx. 116.8 sq. metres (1257.3 sq. feet)



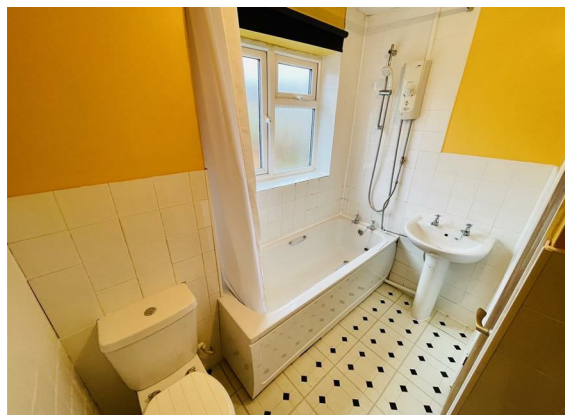
OFFERS OVER £320,000



17 CHESTNUT GROVE
 BARNTON
 NORTHWICH
 CW8 4ST



COUNCIL TAX BAND: D



Spacious chain free five bedroom family home available in Barnton

Description

Purchased by the current vendors 32 Years ago this chain free detached property has been maintained throughout and is the perfect opportunity for a growing family who require a spacious property with the opportunity to add their own personal decorative stamp.

Particular mention must be made of the substantial structural works done including a new roof, central heating system, facias, soffits, windows, porch, garage door and a spacious landscaped garden.

Ground floor accommodation comprises spacious porch, hallway with understairs storage, spacious lounge with new laminate flooring and a large double glazed window to the front aspect and through dining room with laminate flooring and French doors to the rear garden.

The modern kitchen has a selection of low level and eye level units with fitted appliances including a family sized dishwasher and extractor hood and a free standing double oven, two large double glazed windows to the rear aspect and access to the downstairs WC, single garage and rear garden.

First floor accommodation comprises spacious landing with loft access, four double bedrooms, a single bedroom/study and a three piece family bathroom with a large storage cupboard.

Externally there is a large driveway to the front aspect with a single integral garage housing the wall mounted combi boiler and a private lawned front garden, presenting the perfect opportunity to extend the driveway to create a larger driveway for up to three vehicles. To the rear aspect there is a large landscaped garden, ideal for young children.

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 Lydyett Lane, just a 5 minute walk away 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 and for larger supermarkets and restaurants Northwich town centre is just a 10 minute drive away.