

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. 118.9 sq. metres (1279.3 sq. feet)
 All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using PlanUp.



OFFERS IN THE REGION OF £265,000



**38 EMMETT STREET
 BARNTON
 NORTHWICH
 CW8 4LP**

3 **2** **3** **D**
COUNCIL TAX BAND: B



An extended family home with a large rear garden located in Barnton

Description

Purchased by the current vendors over fifteen years ago this property has been modernised and extended creating multiple reception rooms, ideal for a growing family.

Externally the property has a large double driveway and side access to the large rear garden and the single detached garage.

Ground floor accommodation comprises spacious entrance hall with oak effect laminate flooring, a large understairs storage cupboard housing the consumer unit and electric meter, the downstairs WC and doors to the kitchen/dining room and lounge.

The bay fronted lounge measures over 19 ft by over 13 ft creating a large reception room ideal for a play room separate from the main family room where the parents can keep an eye on the children when in the kitchen.

The family room extension with two velux windows and double glazed windows either side has created a bright and airy reception room with fantastic views over the rear garden.

With French doors the layout flows very well throughout the downstairs with a modern kitchen/dining room with oak effect laminate flooring, a double glazed window to the front aspect, low level and eye level units one of which housing the combi boiler, with a range of integrated appliances including a rangemaster, extractor hood and space for a washing machine and American fridge freezer.

Particular mention must be made of the eaves storage in the kitchen extension accessible via the second bedroom with a velux window and fire escape.

First floor accommodation comprises three double bedrooms, access to the partly boarded loft space and a modern three piece family bathroom.

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.