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 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. 50.5 sq. metres (543.7 sq. feet)



OFFERS IN THE REGION OF £175,000



**19 OLD SCHOOL CLOSE
 BARNTON
 NORTHWICH
 CW8 4GR**

2 **1** **1** **1** **C**
COUNCIL TAX BAND: B



A modernised chain free property located within walking distance to Barnton Community Primary School and Nursery

Description

Purchased by the current vendor eighteen months ago this modern property is the ideal opportunity for a first time buyer or buy to let investor.

Ground floor accommodation comprises entrance hall with access to the bay fronted lounge and downstairs WC.

The light and airy lounge measure over 12 ft by 10 ft creating a cosy reception room with stairs to the first floor and access to the open plan kitchen/dining room.

The kitchen has lino flooring throughout, french doors to the rear enclosed garden, a large understairs storage cupboard, a range of low level and eye level units, one of which houses the combi boiler and a selection of integrated appliances including a brand new extractor hood, gas hob and fan oven with space for a washer/dryer and an American fridge freezer.

First floor accommodation comprises spacious landing with access to the loft space, a modern three piece shower room with a frosted double glazed window to the rear aspect, a double bedroom with a large built in storage cupboard and two double glazed windows to the front aspect and a single bedroom/study 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 located only a 5 minute walk away, 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.

