



8 Bestway Cottage, Runcorn Road, Barnton, Northwich, Cheshire,  
CW8 4EL

**£315,000**



This is an outstanding, detached, cottage style house, which was surprisingly only built in 2001. it stands in a commanding position with large, elevated and terraced gardens with views to the front towards Northwich. Immediately behind the property is the Trent & Mersey Canal where the tow path provides endless country walks. The property itself is offered in excellent decorative order and features PVCu double glazed window sand the heating is provided by modern, energy efficient electric wall heaters. The accommodation comprises: Entrance hall, cloakroom/WC, lounge with wood burning stove, kitchen dining room and conservatory on the ground floor and landing, three bedrooms and a large bathroom on the first floor. Externally the gardens are well stocked with mature shrubs and tress and there are a number of decking and patio areas for seating and relaxing. there is a large driveway with parking for at least three cars.

## GROUND FLOOR

### ENTRANCE HALL

0.81m x 1.67m (2' 8" x 5' 6" )  
PVCu panelled stable type entrance door. Tiled floor. Doors to lounge, kitchen and WC.

### CLOAKROOM/WC

0.81m x 1.48m (2' 8" x 4' 10")  
Fitted with a two piece suite, comprising: Low level Wc and wash hand basin. Tiled floor.

### LOUNGE

4.34m x 4.87m (14' 3" x 16' 0")  
Wood burning stove in feature brick fireplace with tiled hearth.  
PVCu double glazed window to front. PVCu double glazed French doors to rear. Tiled floor.

### KITCHEN DINING ROOM

4.20m x 4.87m (13' 9" x 16' 0")  
Fitted with a matching range of eye level wall and base cupboards with laminate worktops. Enamel Belfast sink with mixer tap. Tiled splashbacks. Integrated wine cooler. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer. 'Esse' cast-iron electric range oven set in tiled recess. Tiled floor. PVCu double glazed window to front. Electric wall heater. Staircase to first floor landing. Open plan to:

### CONSERVATORY

4.81m x 3.13m (15' 9" x 10' 3")  
Brick and PVCu double glazed construction. Electric wall heater. French doors to garden.

## FIRST FLOOR

### LANDING

2.99m x 2.36m max (9' 10" x 7' 9")  
PVCu double glazed window to front. Electric wall heater.

## BEDROOM 1

4.34m x 2.64m (14' 3" x 8' 8")

PVCu double glazed window to rear. Electric wall heater.

## BEDROOM 2

3.12m x 2.36m (10' 3" x 7' 9")

PVCu double glazed windows to front and side. Electric wall heater.

## BEDROOM 3

3.24m x 2.13m (10' 8" x 7' 0")

PVCu double glazed windows to front and side. Electric wall heater.

## BATHROOM

4.20m x 2.41m (13' 9" x 7' 11")

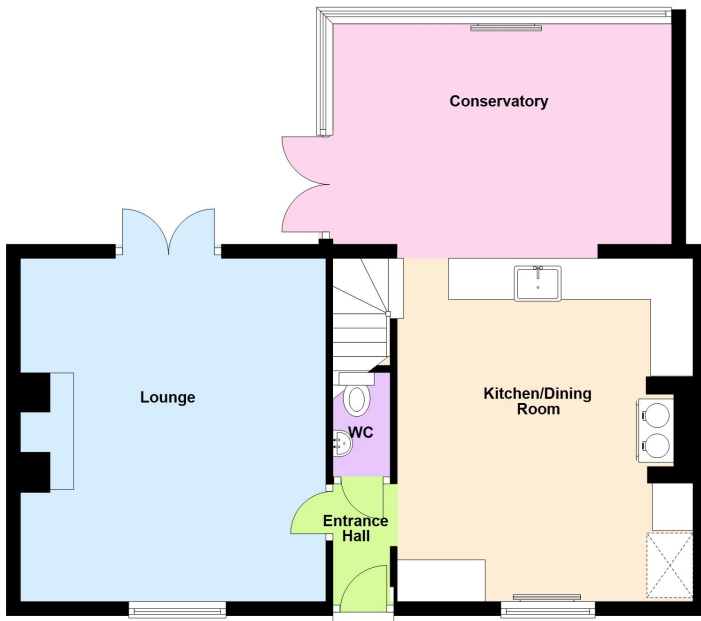
A large bathroom, fitted with a four piece suite, comprising: panelled bath, separate double shower cubicle, wash hand basin and low level WC. Part tiled walls. Heated towel radiator. Built-in airing cupboard with hot water tank.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

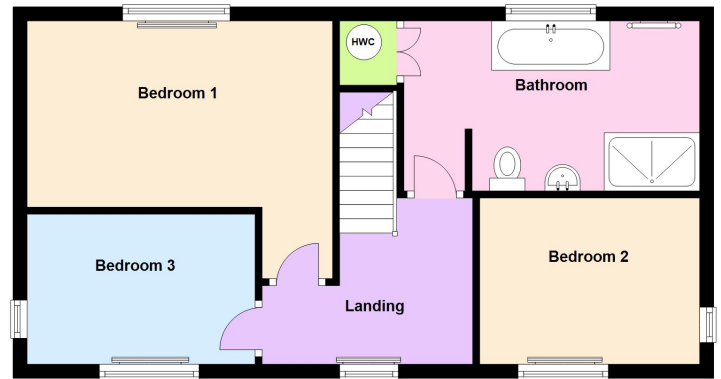
### Ground Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 108.8 sq. metres (1171.2 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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