



# 17 Rays Brow Church Road

Barnton, Northwich, CW8 4JN

Offers in excess of £85,000



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## Summary

Positioned on a quiet one-way street in the ever-popular village of Barnton, this charming first-floor apartment offers an exceptional opportunity for first-time buyers and investors alike. Offered with no onward chain, the property also presents a potential rental yield in excess of 8%, making it a smart addition to any portfolio.

The accommodation briefly comprises a private entrance leading into a cosy and inviting living room — the perfect space to relax or entertain. The modern fitted kitchen features an excellent range of wall and base units along with a built-in electric oven and hob. The generously sized double bedroom benefits from an en-suite bathroom, complete with a contemporary three-piece suite and shower over bath.

Externally, residents enjoy well-maintained communal gardens to the rear and allocated parking for one vehicle to the front.

## Barnton, Northwich

Barnton is a well-connected village on the outskirts of Northwich, offering a balance of rural charm and everyday convenience. Popular with commuters, it sits just minutes from the M56 motorway, providing easy access to Chester, Manchester and the wider motorway network.

The village benefits from local shops, a primary school and access to highly regarded secondary schools in nearby Weaverham and Hartford. Surrounded by countryside and canal-side walks along the Trent and Mersey Canal, and close to

attractions such as Anderton Boat Lift and Marbury Country Park, Barnton appeals to those seeking a quieter lifestyle without sacrificing connectivity or amenities.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## First Floor Apartment

### Entrance

### Living Room

8'10" x 14'0" (2.70 x 4.29)

Step over the threshold into a welcoming living room, where natural light pours in through a wonderful square bay window—an ideal nook for a small table, reading chair, or display piece.

### Kitchen

6'9" x 7'4" (2.07 x 2.26)

Modern kitchen offering plenty of wall and base units for all your storage needs, featuring a built-in electric oven and hob, plus convenient spaces for a fridge/freezer and washing machine.

## Bedroom

8'2" x 10'9" (2.51 x 3.29)

The double bedroom connects directly to the bathroom, providing convenient access.

## Bathroom

6'6" x 6'5" (2.00 x 1.97)

Modern three-piece bathroom suite with WC, hand basin, and bath with shower over.

## Hallway

3'0" x 7'9" (0.92 x 2.37)

## Externally

### Allocated Parking

Allocated parking for one car and well-kept communal gardens, perfect for enjoying a friendly community atmosphere.

### Tenure

Leasehold to be confirmed by the Vendor's solicitor.

### Possession

Vacant possession on completion.

### Energy Performance Rating

EPC Current Rating: C

## Local Authority

Cheshire West and Chester Council - Band A

## Viewing

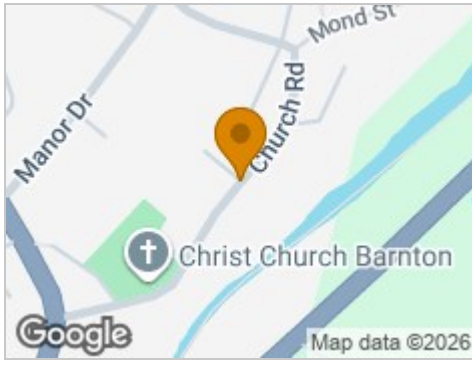
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## Road Map



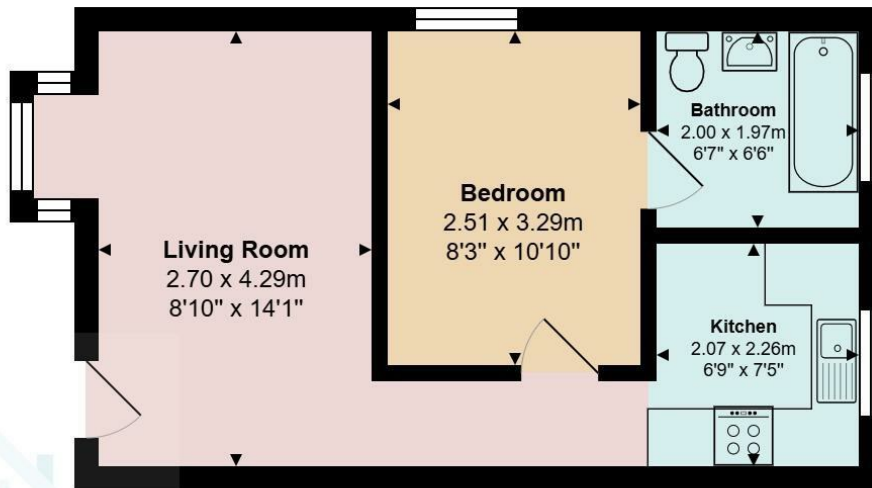
## Hybrid Map



## Terrain Map



## Floor Plan



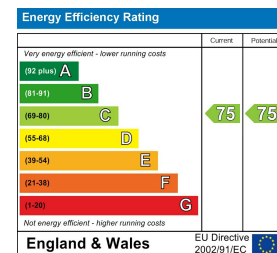
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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