



**HINCHLIFFE
HOLMES**



6
Barbridge Mews

6 BARBRIDGE MEWS



GROUND FLOOR

Entrance Hall
Bedroom Two
Bedroom Three
Shower Room

FIRST FLOOR

Landing
Lounge - Balcony
Kitchen
Dining Room

OUTSIDE

Garage
Parking
Gardens

SECOND FLOOR

Landing
Bedroom One
Bedroom Four
Bathroom

6 BARBRIDGE MEWS

Old Chester Road | Barbridge | CW5 6AY

Situated in a popular and most convenient location, a well-presented and fully updated link semi-detached family home with superb flexible accommodation throughout. Tiered low-maintenance private gardens with views across the Shropshire Union Canal and open countryside, driveway providing off-road parking and garage.

Barbridge Mews is a small development of just 7, three storey town houses, which enjoy wonderful views of the surrounding countryside and Shropshire Union Canal. 6 Barbridge Mews, has been completely transformed by the current owner in recent years, with a comprehensive programme of upgrades and improvements, including:-

- New Kitchen with integrated appliances.
- 2 x New Bathrooms.
- Double glazed windows, Bi-fold doors, and new exterior doors.
- Glazed internal balustrade with oak bannisters.
- Electric garage door.
- New 5m X 3m balcony with power awning.
- Terraced rear garden with Indian stone patio at ground level.
- Boarding to loft space floor.
- New central heating boiler.
- Hot Tub.

The property has 4 double bedrooms. There is a large Family Bathroom serving the 2 Second Floor bedrooms, and a Shower Room on the Ground Floor serving the other 2 bedrooms. On the First Floor there is a contemporary Open Plan Kitchen/Living Area with separate Dining Room. A large Balcony can be accessed off the Living Area through a set of full width bi-fold doors where you can enjoy the inside/outside living/dining experience overlooking the easy to maintain garden whilst watching the narrow boats cruise by. The Balcony has a powered awning that allows use of the space whatever the weather.

To the front of the property there is a large drive and a garage with electric roller door.

Full fibre access is provided to property.

Barbridge is situated 4 miles from the market town of Nantwich and 6 from the Georgian village of Tarporley.

The village is surrounded by stunning Cheshire countryside and Barbridge Junction, the name of the canal junction where the Shropshire Union Canal terminates, provides pleasant canal sidewalks. Within walking distance is the Olde Barbridge Inn.

Nantwich is a quaint market town with lovely boutique type shops, coffee shops and benefiting from national stores. Beautiful architecture abounds. Superb annual events take place in the town which include a Jazz Festival, Nantwich Agricultural Show and International Cheese Competition, and a Food Festival. The town has many sports clubs and sports facilities including a wonderful outdoor salt water(brine) swimming pool, home to Nantwich Triathlon.

Education is well catered for with strong secondary schools in Nantwich and easy private bus access to private schools such as The Kings and Queens Schools in Chester and The Grange in Northwich. Reaseheath Agricultural College offers wonderful facilities for higher education.

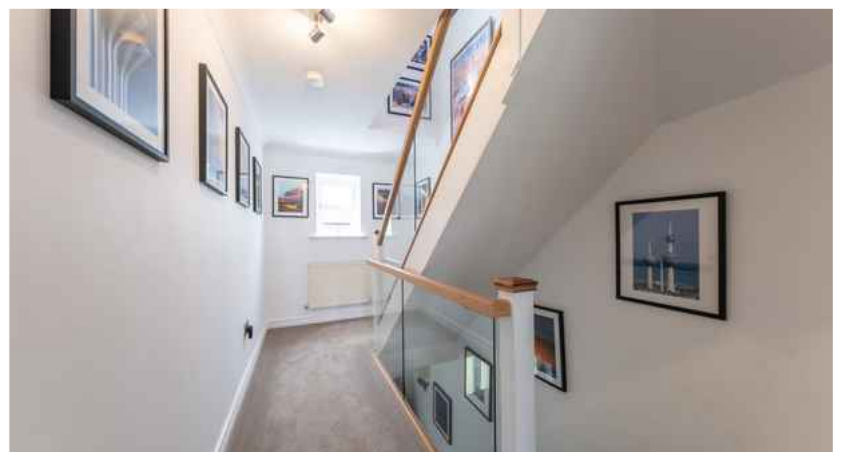
Tarporley is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools.

Barbridge offers excellent transport links with both Manchester and Liverpool airports less than a hours drive away, M6 junction 16, 15 minutes drive away and Crewe Railway Station is only 15 minutes drive offering London Euston services of 1 hour 40 minutes.







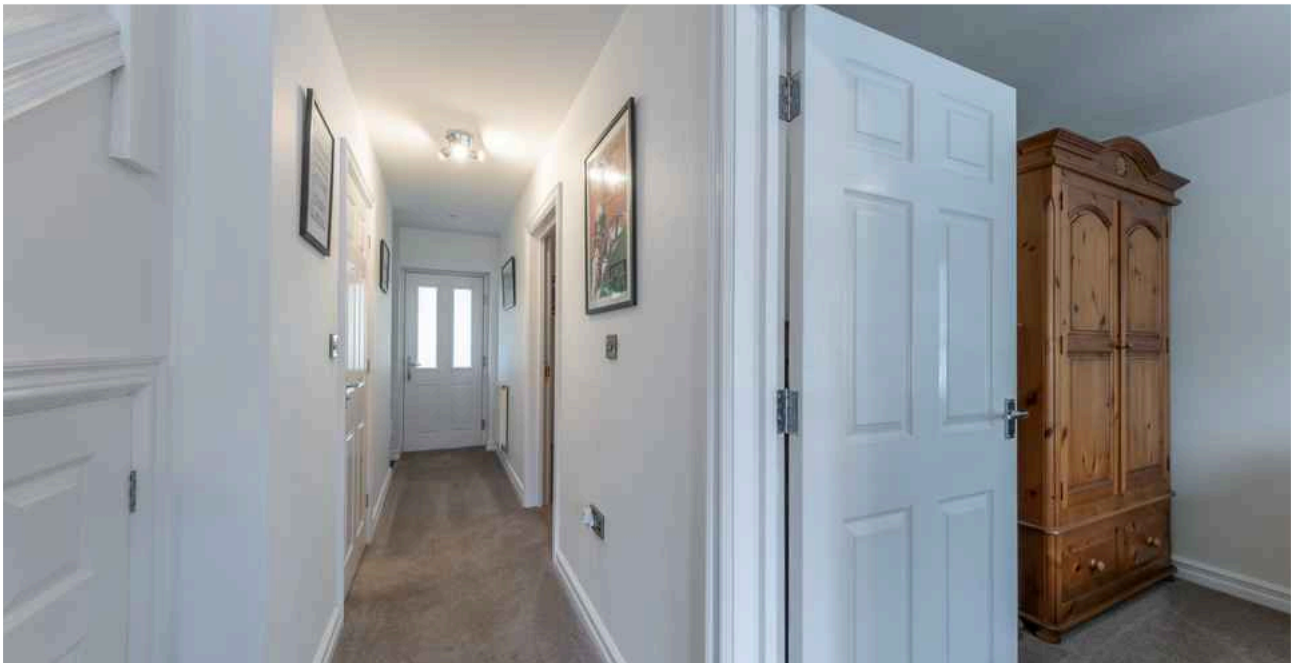














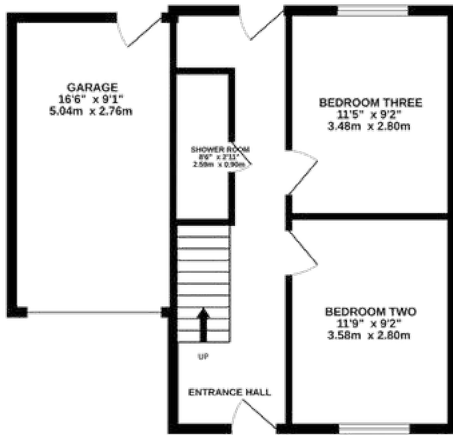




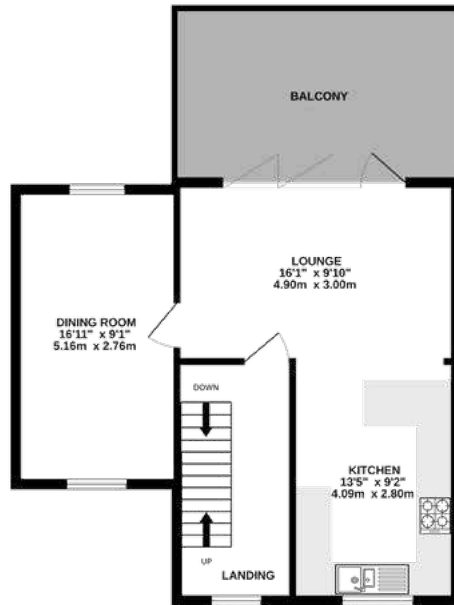




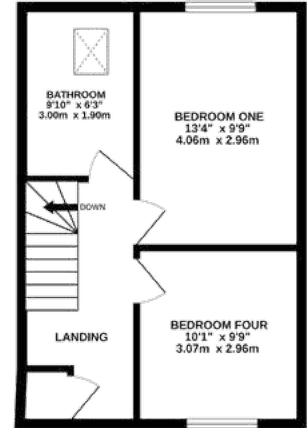
GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



2ND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, oil-fired central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band E.

POSSESSION

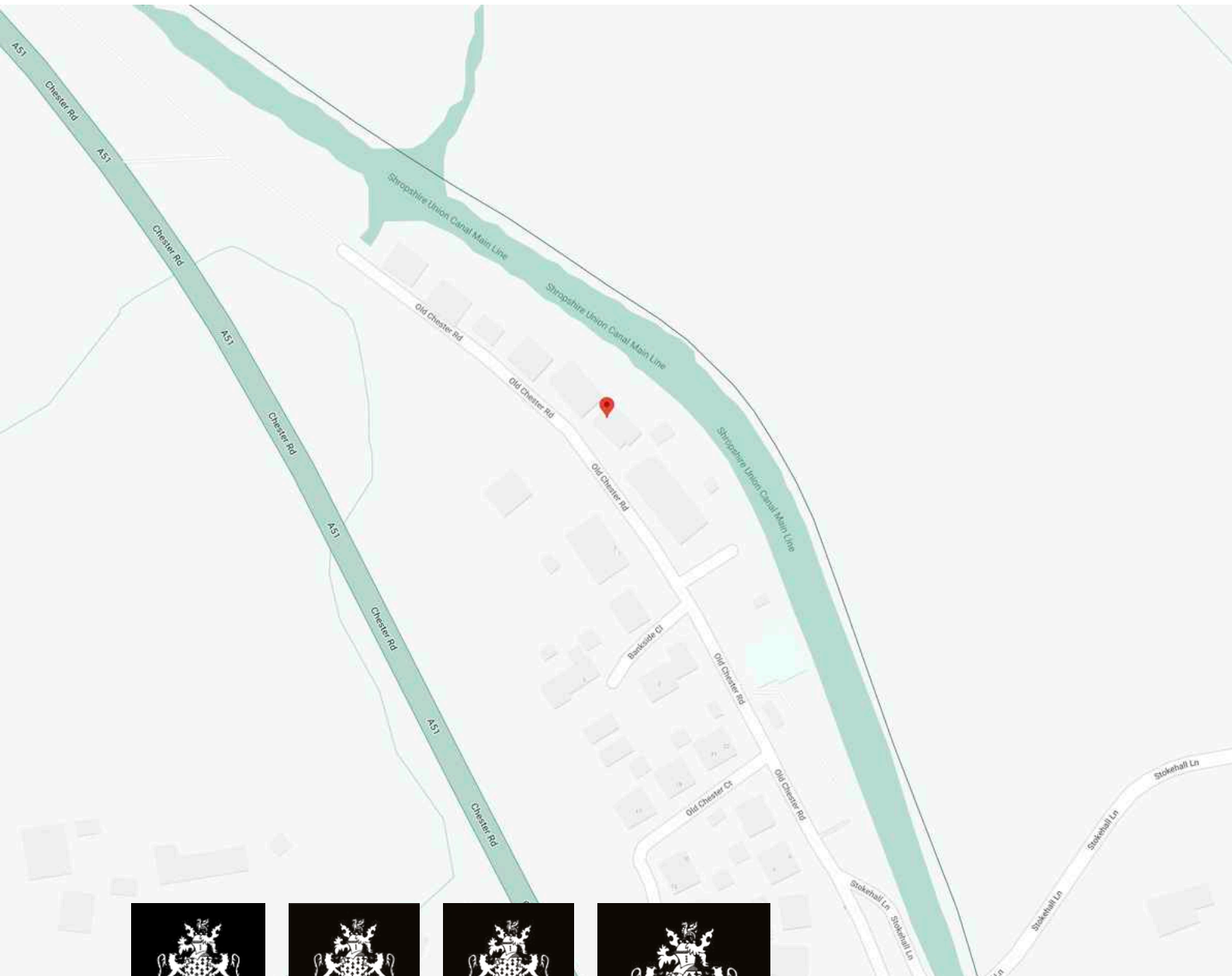
Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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2021-2022

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2023-2024

TheNegotiator
Awards 2022
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




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Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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