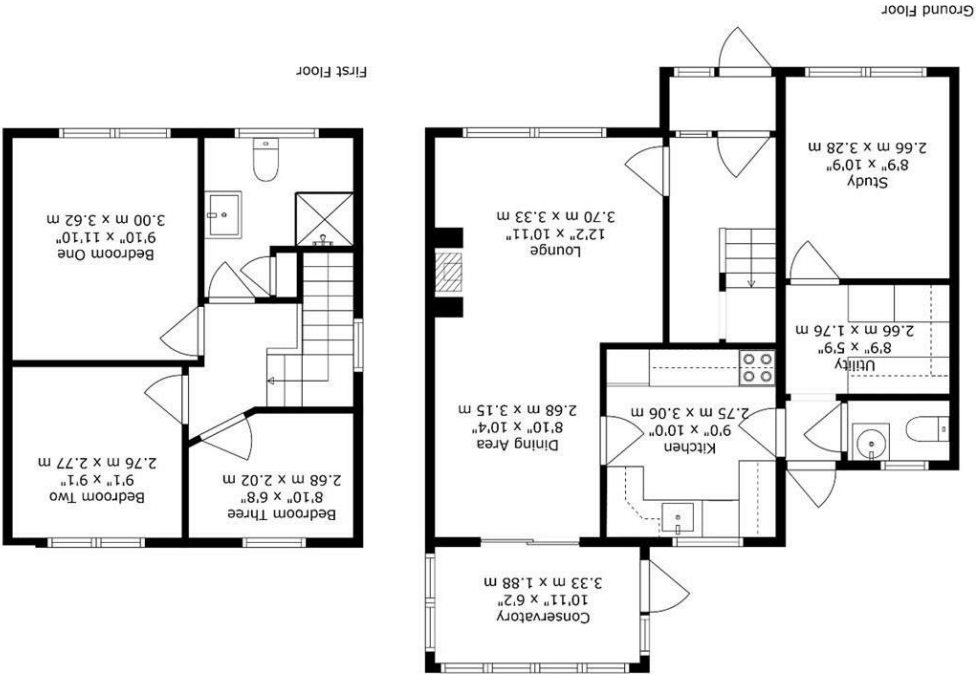


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

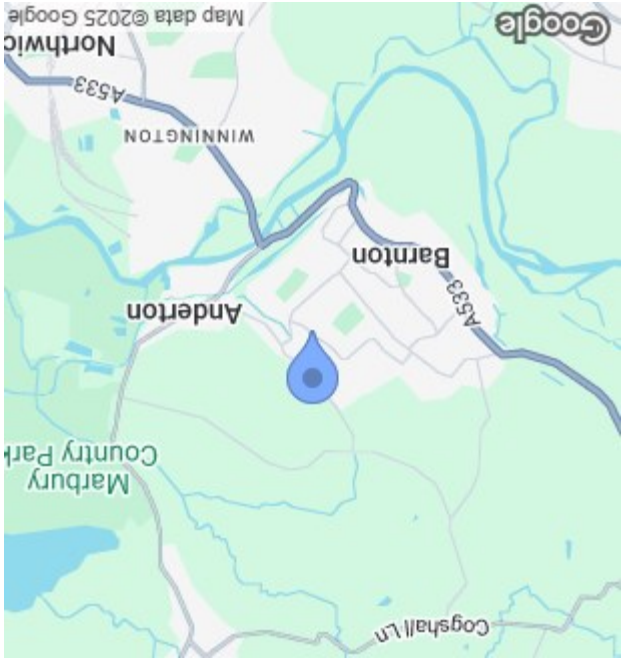
122 Elmwood Road, Barton
Approximate Gross Internal Area:
1051 sq.ft 98 sq.m



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Energy Efficiency Rating	
Potential	Current
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
83	87



122 Elmwood Road
Barton
Cheshire
CW8 4NG



Asking Price
£255,000

122 Elmwood Road, Barnton, Cheshire, CW8 4NG

Behind the enclosed entrance porch of a classic red brick façade an impressively sized hallway with a mid-century modern staircase is beautifully lit from above. To its side the timber tones of a stylish door entices you into a light filled lounge where a superb cream coloured wood burner nestles in the fireplace beneath a floating mantel. Creating an open plan feel, the generous dimensions flow seamlessly into an adjoining dining room. Its glazed sliding doors allow the garden to lend an attractive backdrop and an excellent modern conservatory to add a peaceful place to escape from the hubbub of the day.

Enhancing the sociable and flowing feel of the layout, the dining room connects to the kitchen where traditional cabinets provide plenty of storage and patterned tiled splashbacks supply a pretty dash of colour. The wrap-around design houses a wide array of freestanding appliances beneath the modern countertops while a demi glazed door leads the way to a separate utility room, cloakroom and a study that can be easily tailored to suit your own needs. The lovely flow of natural light and soft warm colours continue upstairs where a light filled landing unfolds onto a trio of bedrooms. A considerably proportioned main bedroom easily accommodates an extensive selection of wardrobes and storage with room to spare, while two further bedrooms sit peacefully to the rear looking out over the garden. Together they share a family shower room with a contemporary suite that includes a walk-in glass framed shower and a tall towel radiator, all arranged in a crisp white tile setting punctuated by tastefully chosen mosaics.

Lovingly designed, the landscaped garden to the rear of the house achieves the fine balance of being inviting and easy to maintain. Defined zones each have their own charm framed by thoughtfully curated beds of colourful shrubs and evergreen foliage. South-west facing it generates a tranquil choice of spaces in which to relax, unwind or potter about in the fresh air. A faux lawn is ideally sized for al fresco dining, a timber arbour provides a shady place to sit with a good book and a painted summerhouse is somewhere to hide away from the world outside. A retractable awning outside the conservatory adds an a considered finishing touch, while to the front of the house a private driveway provides off-road parking to several vehicles.

