



## 8 New Houses, Barbridge, Nantwich, Cheshire, CW5 6BB

Guide Price £160,000 - £175,000

\*\*\*GUIDE PRICE £160,000 - £175,000\*\*\* Wander down the towpath, navigate the waterways, open the lock and fill the chamber and you'll open the lock to your new home at New Houses! This delightful town house property in Barbridge is offered with NO CHAIN and offers the possibility of mooring rights on the canal to the rear. These opportunities are few and far between so don't miss out on this fabulous canalside property! Fully refurbished in 2017 with new roofs, kitchen, bathroom, flooring and wiring and replastered and decorated throughout. The accommodation comprises, to the downstairs, sitting room, well appointed kitchen, inner hall with large storage cupboard, conservatory with French doors to the garden and the bathroom. To the first floor, there are two excellent sized bedrooms and to the second floor is the fabulous spacious master bedroom. The property is approached via a walled and gravelled forecourt which is accessed through a gate and leads up to the front door. To the rear which accessed via the conservatory steps lead up to the garden where there is a gravelled path, borders stocked with a selection of shrubs and plants and a seating area. There is a brick and tiled outbuilding and at the top of the garden there is the canal.





## ACCOMMODATION

### Ground Floor

#### Sitting Room 11' 11" x 11' 11" (3.62m x 3.62m)

The UPVC door with frosted double glazed panel opens into the spacious sitting room which has a double glazed window to the front elevation. With ceiling light, radiator, sockets, television point and laminate flooring. A fireplace currently houses an electric stove on a brick hearth with wooden mantle. There is shelving in the alcove next to the chimney breast.

#### Kitchen 10' 4" x 9' 10" (useable space) (3.14m x 3.00m (useable space))

This is a well appointed kitchen with a range of matching wall, base and drawer units with worktop over incorporating a stainless steel sink and drainer. There is a Beko oven, four ring electric hob with an extractor hood over and space for a freestanding fridge freezer. Double glazed window to the rear elevation into the conservatory. With spotlights, radiator, sockets and laminate flooring. Stairs rise to the first floor.

### Inner Hall

Providing access to the conservatory, bathroom and storage cupboard which houses the boiler along with a worktop and storage space. The inner hall has a spotlight, sockets and laminate flooring.

#### Conservatory 12' 3" x 5' 0" (3.74m x 1.53m)

A good sized additional reception space with double glazed French doors to the rear looking out to the garden. Having base and wall units with a worktop over. With a ceiling light, sockets and laminate flooring.

#### Bathroom 6' 4" x 5' 6" (1.94m x 1.67m)

A white suite comprising a panel bath with an electric Triton shower over which is fully tiled with a folding glazed screen; pedestal wash hand basin and a WC. Frosted window to the rear elevation, spotlights, chrome heated towel radiator, fully tiled walls and laminate flooring.

### First Floor

#### First Floor Landing

Provides access to bedrooms two and three and stairs rise to the second floor.

#### Bedroom Two 11' 11" x 8' 10" (3.62m x 2.68m)

A good sized double bedroom with a double glazed window to the front elevation. With a ceiling light, radiator, cast iron feature fireplace, sockets and carpet.

#### Bedroom Three 9' 11" x 8' 9" (3.02m x 2.67m)

A good sized bedroom with a double glazed window to the rear elevation. Ceiling light, radiator, cast iron decorative fireplace, sockets and carpet.

### Second Floor

#### Master Bedroom 22' 3" x 11' 11" (6.79m x 3.62m)

A staircase leads directly into the master bedroom which is a generous room with double glazed window to the front elevation and a Velux to the rear. Spotlights to the ceiling, radiator, cast iron feature fireplace, television point, sockets and laminate flooring.



### Exterior

The property is approached via a walled and gravelled forecourt which is accessed through a gate and leads up to the front door. To the rear which accessed via the conservatory steps lead up to the garden where there is a gravelled path, borders stocked with a selection of shrubs and plants and a seating area. There is a brick and tiled outbuilding and at the top of the garden there is the canal.

### Tenure

Freehold.

### Directions

From our Nantwich office head north-west on Pillory Street which turns right and becomes Hospital Street. At the roundabout, take the first exit onto Hospital Street/A534. At the roundabout, take the first exit onto Millstone Lane/B5074. At the roundabout, take the second exit and stay on Millstone Lane/B5074. At the roundabout, take the first exit onto A51. At Barbridge turn right onto Mill Pool Lane and turn left onto Old Chester Road where the property will be identified by our For Sale board.

### Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01270 445678.

### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

### Agents' Notes

Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

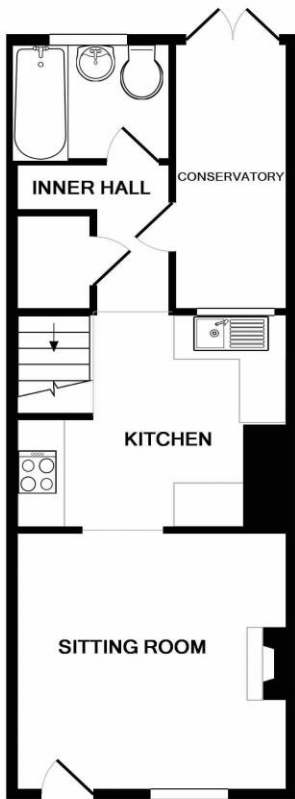
### Independent Mortgage Advice

Tailored to meet your individual circumstances and situation. You will receive support throughout the process through to completion. Please contact us to arrange a free no-obligation consultation to review your financial affairs.

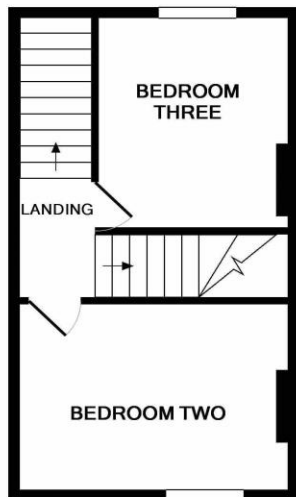
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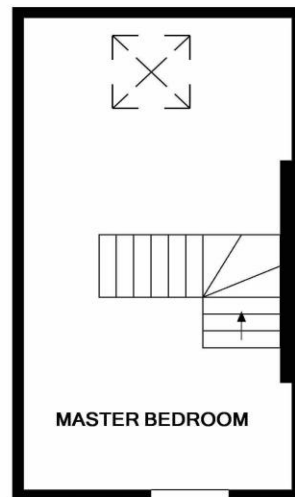




GROUND FLOOR



1ST FLOOR

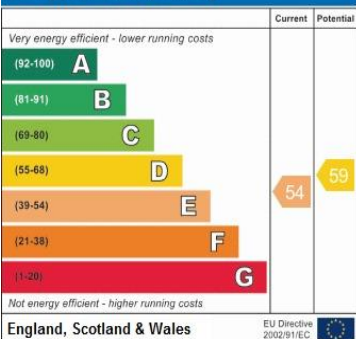


2ND FLOOR

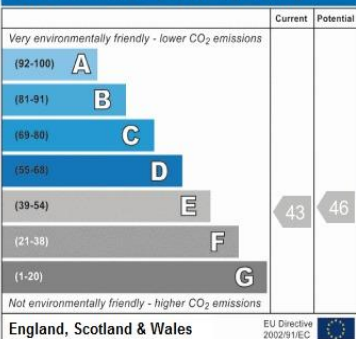
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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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