



***58 Mond Street, Barnton, Northwich, Cheshire, CW8 4LA***  
***Offers over £230,000***

*Are you searching for a well-presented bungalow with the added benefit of no onward chain, situated in a popular residential location? If so, look no further! This lovely home offers light and airy accommodation throughout, comprising an inviting entrance hall, a cosy lounge, a fitted kitchen, two bedrooms, a modern shower room, and a bright conservatory overlooking the rear garden. Outside, there are well-maintained gardens to both the front and rear, along with off-road parking. This property is ideal for those looking to downsize and too move into a peaceful yet convenient location. Viewing is highly recommended to fully appreciate all that this delightful bungalow has to offer.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator and doors lead to the lounge, kitchen, bedrooms and shower room.*

### **LOUNGE 12' 01" x 15' 09" (3.68m x 4.8m)**

*With double glazed windows to the front and side elevations, wall mounted radiator and feature electric fire and surround.*

### **KITCHEN 11' 7" x 8' 2" (3.53m x 2.49m)**

*With a double glazed window to the side elevation and a door that leads to the Conservatory. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob with extraction over, wall mounted boiler, space and plumbing for washing machine, space for fridge freezer, wall mounted radiator.*

### **BEDROOM ONE 12' 0" x 11' 2" (3.66m x 3.4m)**

*With a double glazed window to the rear elevation, wall mounted radiator and a range of fitted units.*

### **BEDROOM TWO 11' 9" x 11' 3" (3.58m x 3.43m)**

*With a double glazed window to the front elevation and wall mounted radiator.*

### **SHOWER ROOM**

*With a double glazed opaque window to the rear elevation. Fitted with a shower cubicle and shower, low level WC and hand wash basin, wall mounted radiator and part tiled walls.*

### **CONSERVATORY 9' 06" x 8' 94" (2.9m x 4.83m)**

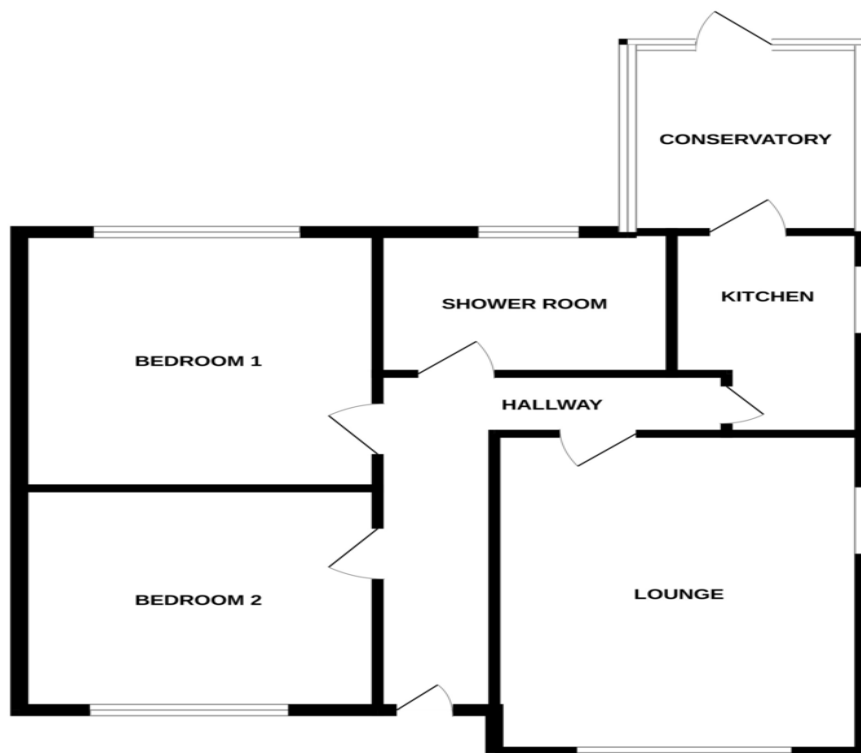
*Over looking the rear garden with a door lead to the garden and tiled flooring.*

### **EXTERNALLY**

*To the front is laid to lawn with a path that leads to the entrance door and the rear garden. The rear garden is laid to lawn with patio area, well established shrubs and plants, off road parking.*



## GROUND FLOOR



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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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