



2 CHURCH COURT

Farndon Cheshire

Rickitt
Partnership

Barn conversion in the heart of the village

Semi detached barn conversion ♦ Three double bedrooms ♦ Two reception rooms ♦ Bathroom & shower room ♦ Three storey house ♦ In the heart of Farndon Village ♦ Off road parking & single garage ♦ Private owned paved terrace area ♦ Communal lawned garden ♦ NO CHAIN ♦ EPC D

Description

A very well presented three storey, three double bedroomed semi detached barn conversion located in the heart of Farndon Village. This delightful home has two reception rooms and is situated in a small and charming courtyard development of a total of four properties close to the church. The property has a paved terraced area to the front and side of it, usage of the communal lawned garden, a single attached garage and off road parking for two vehicles.

Entrance Hall

Open staircase to first floor. Tiled floor. Radiator.

Cloak Room

Low level WC and hand wash basin. Tiled floor.

Sitting Room

Exposed brick fireplace with beam above and log burner with York stone hearth. Large double glazed French doors and double glazed window to front. Large double glazed window to side and small window. Two large wall mounted radiators.

Dining Room

Large double glazed window to rear. Wood block flooring. Radiator.

Kitchen

Range of wall and base units with granite work surface above. Inset Belfast style sink with mixer tap. Stoves electric oven and Neff four ring ceramic electric hob with extractor above. Integrated Neff dishwasher, Neff washing machine and integrated fridge. Tiled splashbacks. Large double glazed window to rear. Tiled floor. Radiator.





First Floor Landing

Open staircase to second floor. Large double glazed window to front.

Bedroom Two

Fitted wardrobe. Large double glazed window to front. Radiator.

Bedroom Three

Range of fitted wardrobes. Large double glazed window to rear. Radiator.

Bathroom

Bath with shower above, low level WC and hand wash basin. Tiled walls. Large frosted double glazed window to rear, Tiled floor. Radiator.

Second Floor Landing

Walk in cupboard housing hot water cylinder. Skylight to rear. Exposed beams.

Bedroom One

Fitted wardrobes. Large skylight to front and one to rear. Double glazed window to side. Exposed beams. Radiator.

Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap. Skylight to front. Tiled floor. Wall mounted heated towel rail. Access to loft. Exposed beam.

Outside

To the front and side of the property, there is a private owned paved terraced area with raised beds. Aside the house is a communal lawned garden for four of the properties.

Attached Single Garage and Parking

The garage has an up and over door to the front. Window to rear. Power and light. There are two parking spaces in front of the garage.

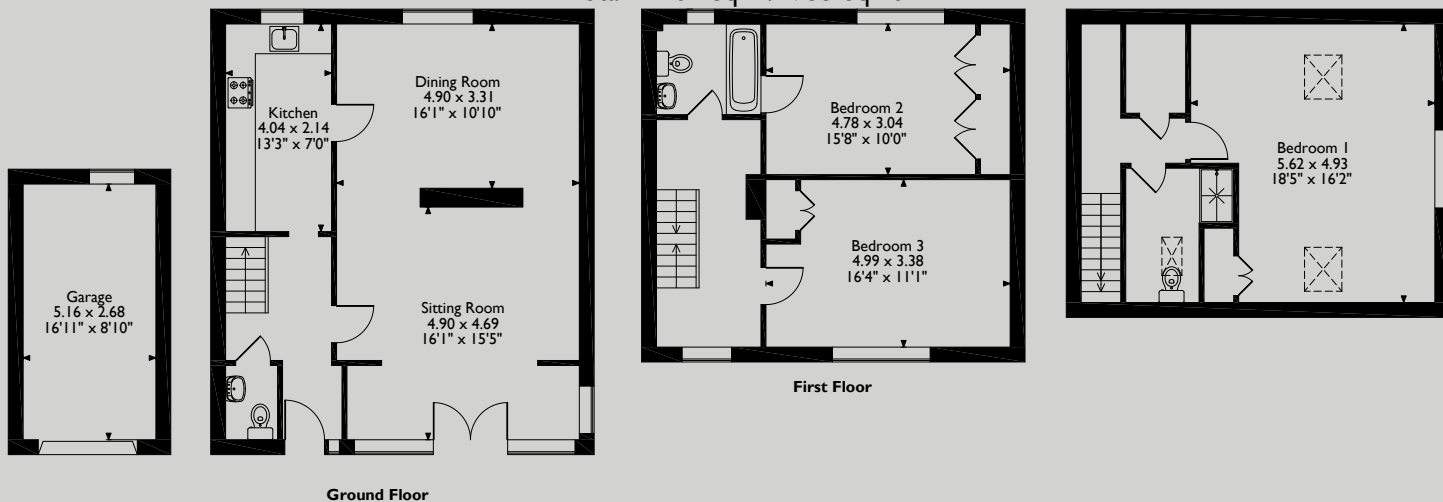
Property Information

The council tax is band D. We understand the property is freehold, with mains water, electricity and mains drainage connected. Oil fired central heating and hot water.



Floorplans

Approximate Gross Internal Area
Main House = 147 Sq M/1582 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 161 Sq M/1733 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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