













# The Oaks

Bridge Farm Marbury Road, Anderton

A lovely 3-bed barn conversion in charming village setting by Marbury Country Park and Trent & Mersey Canal. Nearly 1500 sq ft of living space, expansive garden, double garage, planning permission for extensions. Close to amenities. No chain.

Council Tax band: F

Tenure: Freehold

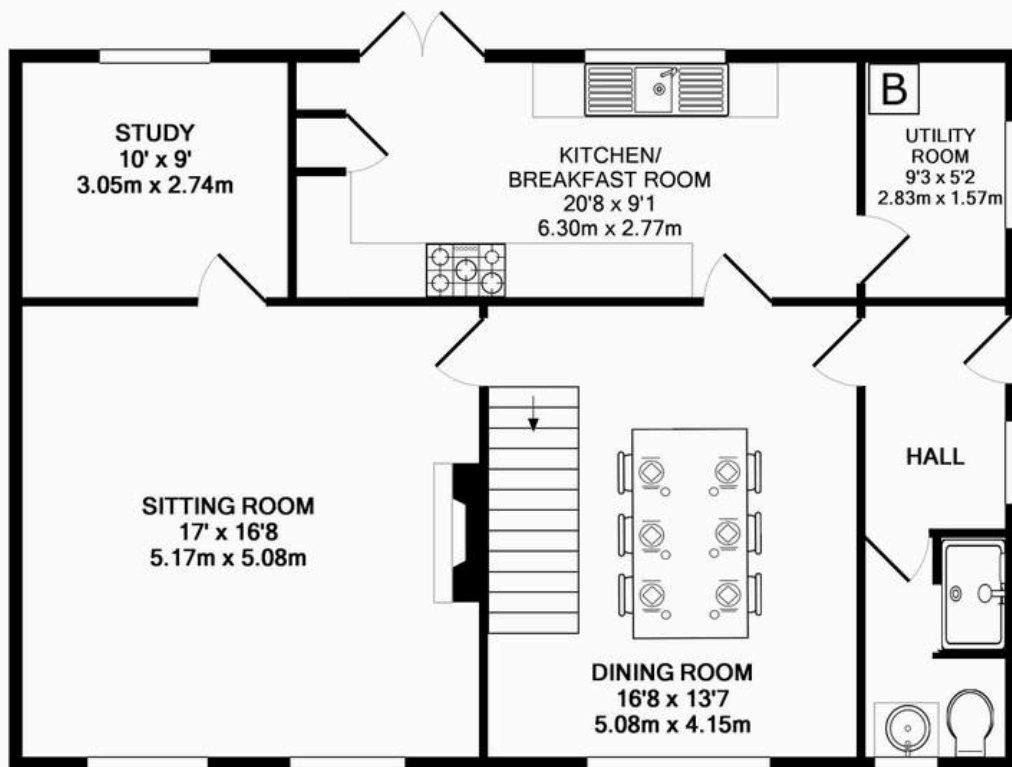
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

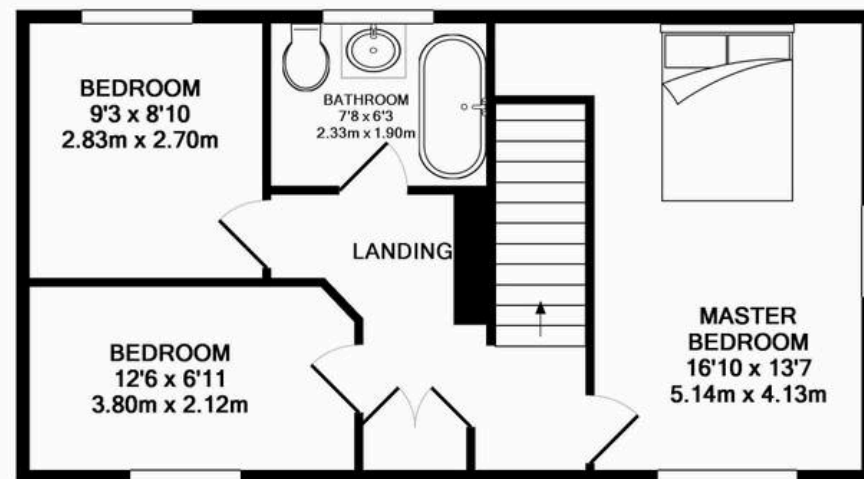
- Attractive barn conversion forming part of a small development
- Spacious and well presented accommodation with original character
- Large garden with great privacy and separate double garage
- Village location adjacent to the Trent & Mersey Canal
- Convenient for Marbury Park and the town of Northwich
- Planning permission was granted in June 2014 for a side & rear extension. planning ref. 14/01669/FUL
- No onward chain







GROUND FLOOR  
APPROX. FLOOR  
AREA 930 SQ.FT.  
(86.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 507 SQ.FT.  
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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