



Acorn House, 129A Runcorn Road | Barnton, | CW8 4HA

EDWARD  
mellor



## Features

- Individually designed detached family home
- Spacious and beautifully presented throughout
- 4 bedrooms and 2 bathrooms
- Secluded south facing rear gardens
- Garage and excellent off road parking

We are pleased to offer for sale Acorn House which is an individually designed detached property built in 2005. Providing a favourable solution for a growing family, the house offers deceptively spacious rooms to both floors and is in pristine condition throughout. With gas central heating having new boiler fitted October 2023

and PVCu double glazing, the layout begins with a lovely entrance hall giving access to an impressive 20ft lounge with patio doors and dining room, both rooms have bays with quality shutters installed by Hilary's. A fitted kitchen with excellent storage ideas and range cooker, utility room and cloakroom complete the ground

floor. On the first floor there is a master bedroom with upgraded en suite, three more bedrooms and bathroom. Three of the bedrooms have wardrobes fitted. Outside there is a garage 18ft x 9ft8 and brick paved drive. There is a private rear garden of good size which enjoys a sunny south facing aspect and large split level patio.



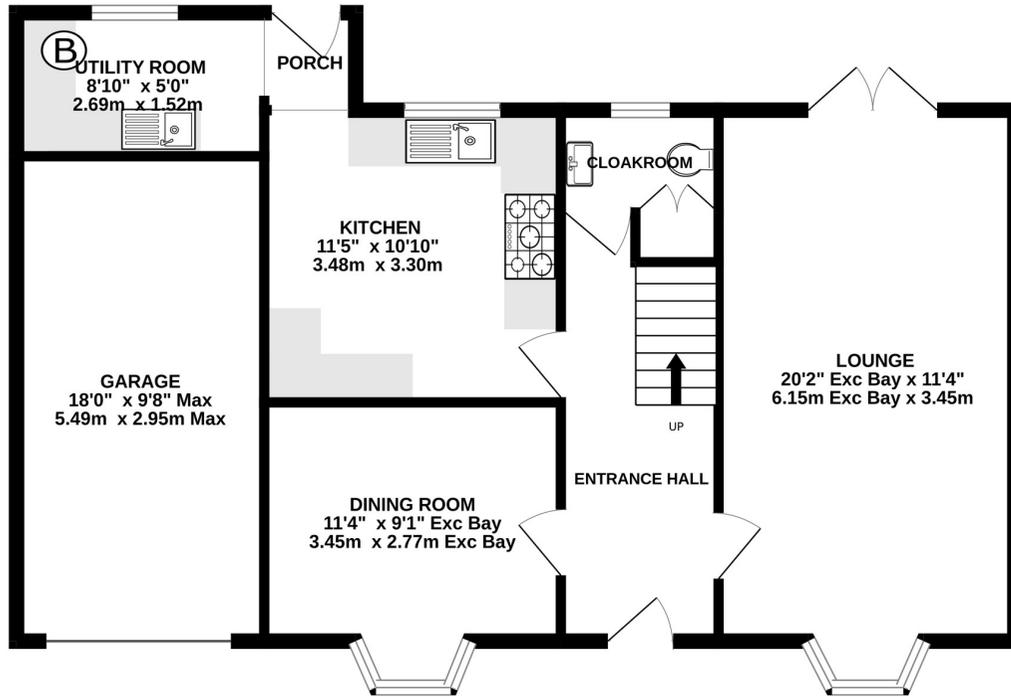
The property occupies a splendid and slightly elevated position in a long established part of Barnton village near to amenities including a childrens play area with green space. The area is much favoured and other local facilities are all within walking distance including a convenience store, medical centre, chemist, and highly rated nursery with primary school in nearby Townfield Lane. For commuting there is easy access to the A49 which leads to the motorway network and several major commercial centres throughout the North West. Northwich town centre is just 2.2 miles distant and provides an excellent choice of shops and stores, Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. Barnton has easy access to delightful nearby landmarks including canal side walks, Anderton Nature Reserve 1.2 miles and Marbury Country Park 1.7 miles away.

**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band E - Energy Efficiency Rating Band C

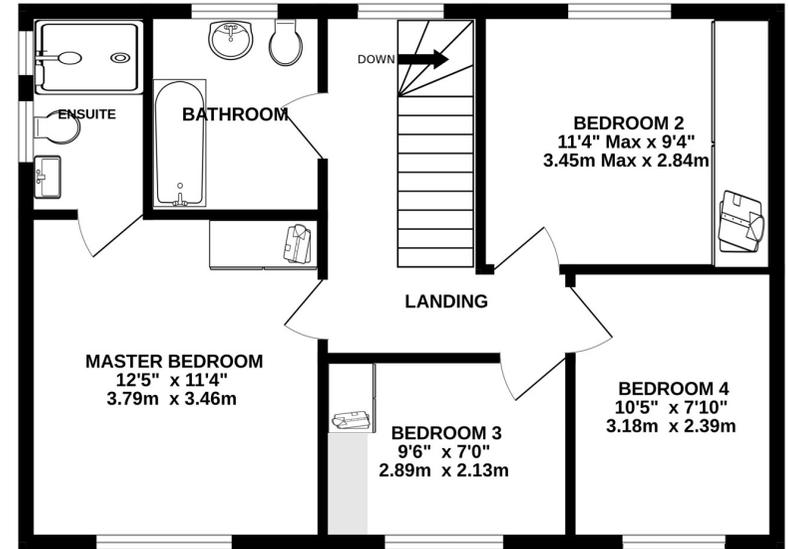
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.

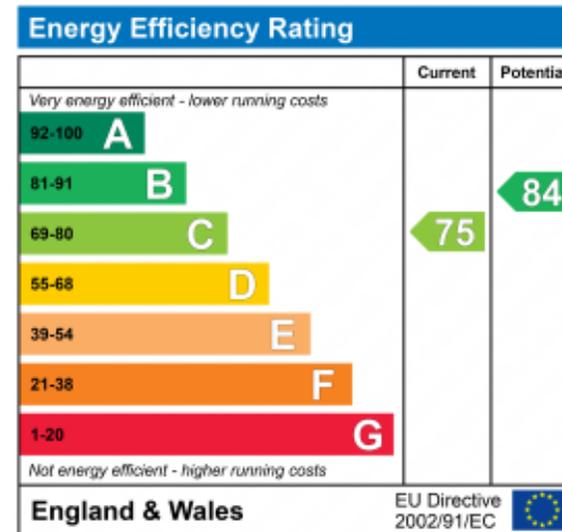
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Important Information

- Council Tax Band: E
- Tenure:Freehold

## EPC Rating



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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*