



Runcorn Road | Barnton | CW8 4HD

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- A character 2 bed terraced cottage
- Recent upgraded shower room
- Large impressive rear garden
- Potential for private off road parking

This is a traditional terrace cottage of character which has the key feature of a large mature rear garden. As a result and in addition there is excellent scope for off road parking from Plumbs Fold

subject to the usual planning consent. The extended accommodation enjoys the benefits of gas central heating with combination boiler and PVCu double glazed windows. In summary and with

some cosmetic improvement required, the layout comprises lounge, dining room, kitchen and shower room. To the first floor there are 2 bedrooms and bathroom. This is a chain free property.



The cottage occupies a long established position in Barnton village. The area is much favoured and local amenities include a convenience store, medical centre, chemist and highly rated nursery and primary school. 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 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 simple access to green space with delightful nearby landmarks including Anderton Nature Reserve 2 miles and Marbury Country Park 3 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 A - Energy Efficiency Rating Band D

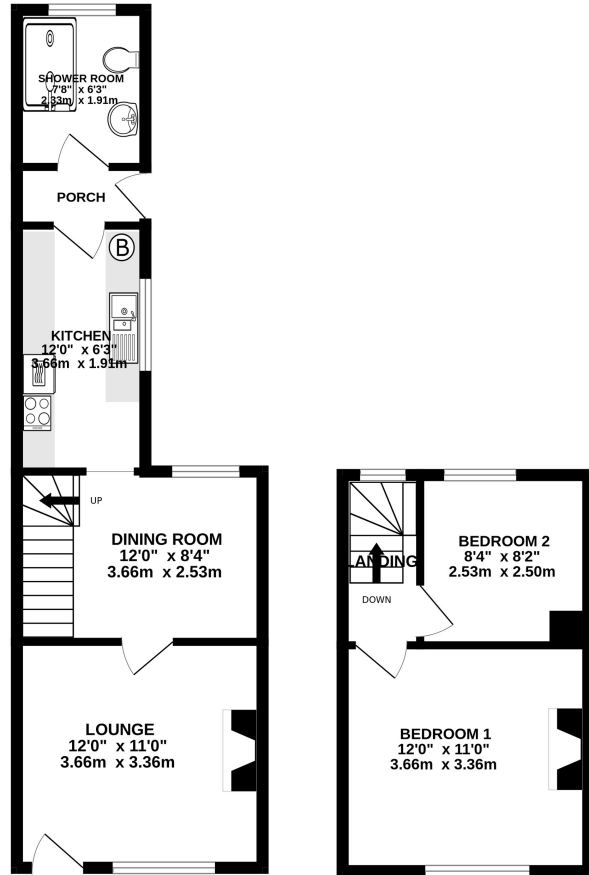


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



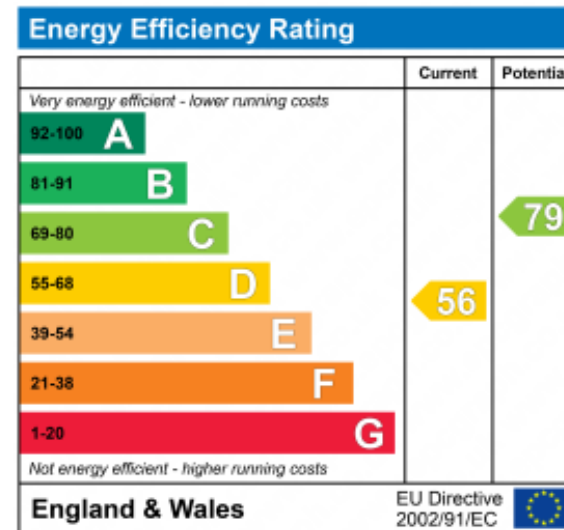
TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

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: A
- Tenure:Freehold

EPC Rating



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