



Townfield Lane | Barnton | CW8 4QJ

EDWARD
mellor



Features

- A spacious and extended 4 bed semi detached
- 3 reception rooms and breakfast kitchen
- Excellent off road parking and large garden
- Large annexe with business use permitted
- Offering long term investment potential

AN EXCEPTIONALLY RARE CHANCE TO OWN A FAMILY HOME WITH A SUPERB ANNEXE HAVING PERMISSION FOR SEMI COMMERCIAL USE:

This is a semi detached residential house which has been thoughtfully

extended providing an impressive layout. With gas central heating and PVCu double glazing, comprising entrance hall, lounge, living room/diner through to a conservatory, fitted breakfast kitchen, utility room, W.C and large pantry. The first floor has a generous dual aspect master

bedroom, three more bedrooms, bathroom and separate W.C. There is also a useful loft room which can be used for a variety of purposes. Outside there is off road parking available for several vehicles. There are rear gardens of good size which enjoy a south facing aspect.



The adjoining annexe has permission for semi commercial business use or alternatively could be changed to residential use if required. Well known locally for many years as a convenience store, the building has been recently refurbished and has a number of options for long term investment such as Airbnb, AST tenancy or as a business. Also suitable for an independent relative.

The property is well situated in a long established and favoured location and directly opposite is the Barnton primary school and nursery rated outstanding. Other village amenities include a library, convenience and medical centre and dentist. For travelling, the A49 is a 5 minute drive which connects with the M56, 6 miles. Delightful open countryside is nearby and local landmarks include canal walks, Marbury Country Park and Anderton Nature Reserve. Northwich 2.8 miles, Stockton Heath 8 miles.

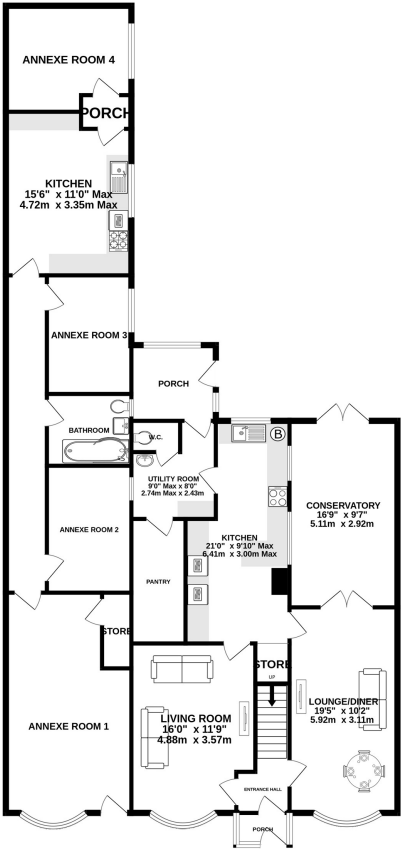
SERVICES - All main services are connected. NOTE: None of the fittings or services have been tested. Buyers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band B - Energy Efficiency Rating TBC. TENURE- The property is Freehold.



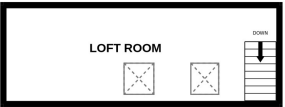
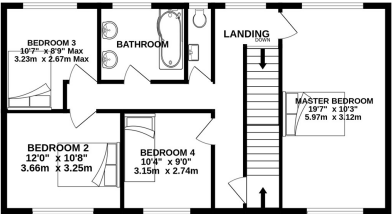
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1919 sq.ft. (178.3 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 2869 sq.ft. (266.5 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: B
- Tenure:Freehold

EPC Rating

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