



Limewood Crescent | Barnton | CW8 4NQ

EDWARD
mellor



Features

- A CHAIN FREE BUY
- An attractive 3 bed semi detached
- With great scope to further improve
- Garage, driveway and parking
- Near to Marbury Park and Anderton Reserve

WITH NO FORWARD CHAIN - This is a modern and attractive semi detached property which offers great potential for further improvement. With gas central heating served by a combi boiler, the accommodation begins with an enclosed entrance porch, entrance

hall, lounge through to an 18ft open plan dining kitchen with integrated oven and hob. To the first floor there are three bedrooms and a bathroom. Worthy of mention is that the house has excellent scope to create a 4th bedroom above the garage subject to

the usual planning consent. Outside there is a garage with useful W.C. behind, driveway providing good off road parking, front garden and an enclosed private rear garden



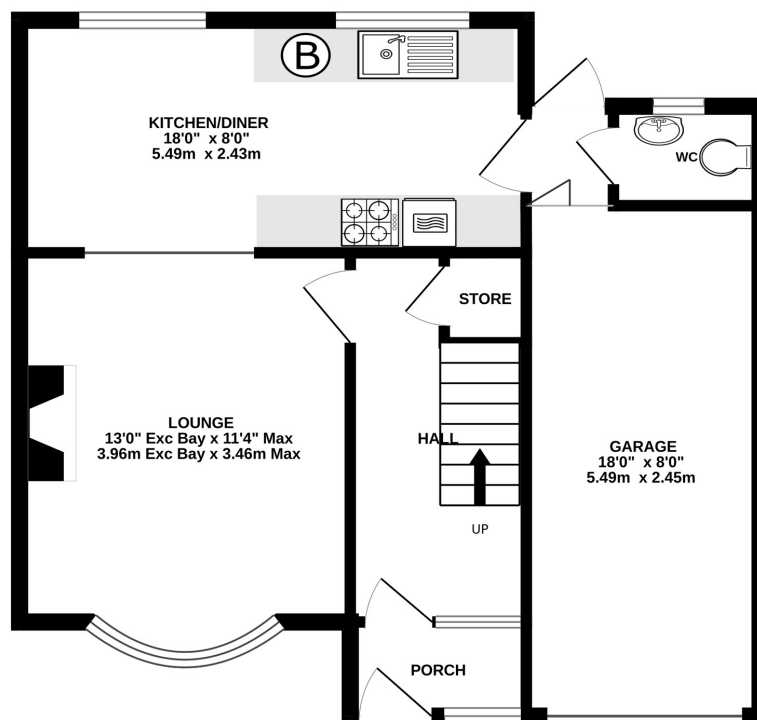
Barnton village is a great location which is of appeal to many buyers for its close proximity to local amenities, countryside and major road links. Nearby are local shops, doctors, dentist, library and a highly rated junior school. There are also further educational facilities available in the nearby villages of Hartford and Weaverham. Local landmarks in the area include Marbury Country Park, Anderton Nature reserve with the historic boat lift and lovely canal side walks, all providing miles of delightful walks and cycle rides. For the business traveller the A49 and M56 motorway is easily accessible and connects to several major business centres in the north west.

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 C- Energy Efficiency Rating Band TBC

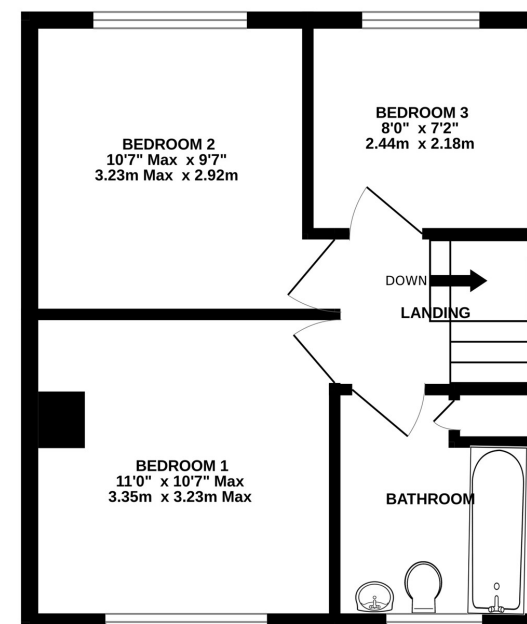
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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: C
- Tenure:Freehold

EPC Rating

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