



Nursery Road | Barnton, | CW8 4JY

EDWARD
mellor



Features

- A traditional 2 bed end of terrace house
- With no forward chain
- Potential to further improve
- Well situated in Barnton village
- Close to village amenities

This is a traditional end of terrace property which can be purchased with the benefit of no ongoing chain. The property provides excellent scope to further improve and bring up to modern

day standards. The accommodation comprise lounge with bay window having gas fire and kitchen with integrated oven and hob. On the first floor there are two bedrooms and

shower room. Outside there is a fully enclosed rear garden of good size. The property is well situated towards the end of a quiet cul de sac in a long established and favoured location.



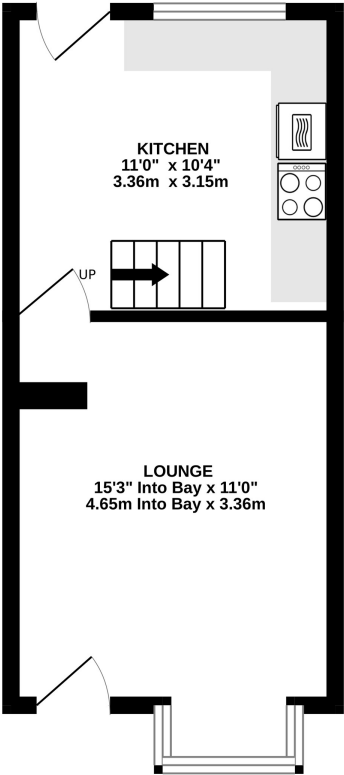
Nearby are village amenities which include a library, convenience store, medical centre, dentist. and highly rated junior school and nursery. For travelling, the A49 is a 5 minute drive which connects with the M56, 6 miles. Delightful open countryside is nearby and local landmarks include canal walks, 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 A - Energy Efficiency Rating TBC. **TENURE**- The property is Freehold.

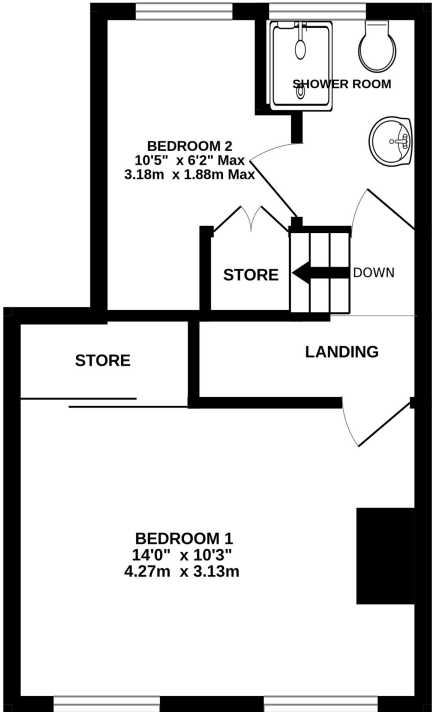
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.9 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: A
- Tenure:Freehold

EPC Rating

10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk



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