



**HINCHLIFFE
HOLMES**



31 YEW TREE DRIVE

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Barnton | CW8 4NH



GROUND FLOOR

Entrance Hall
Lounge
Family Room
Dining Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

OUTSIDE

Parking
Gardens

Situated in a popular sought-after location in Barnton, this well presented five bedroom semi-detached family home with superb flexible accommodation throughout. The property has been modernised and extended featuring two reception rooms, large open plan kitchen/dining room, off road parking garden

Barnton is a village on the outskirts of Northwich and is superb for those who commute, being just ten minutes from the M56 motorway. There are local amenities such as smaller convenience shops. Barnton has a primary school and is also in the catchment for Weaverham and Hartford. The Trent and Mersey canal are close at hand for those who enjoy boating and further complements the beauty and rural feel of this village. Just a short distance away sits Winnington which is on the edge of Northwich Town Centre. The area boasts local shops, petrol station, public houses, garden centre/cafe and playing fields. Northwich is an old market town located in the heart of the Cheshire Plain. It provides an ideal commuter base being near to the A49, A556, M6 and just ten minutes from junction ten onto the M56 to Chester, North Wales and also Manchester. In terms of railway stations there are excellent connections to Chester-Manchester at Northwich and Greenbank and London-Liverpool via Hartford and Acton Bridge. The

popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. Barons Quay, provides a thriving leisure and retail quarter, including multi-screen Odeon cinema, H&M and Asda superstore with multi-storey car park. Just a stone's throw away, the Hayhurst Quay scheme created a vibrant waterfront development with a new marina providing 40 moorings, restaurants and a large Waitrose food superstore. Memorial Court, in the heart of Northwich has two swimming pools and large gym. This property is exceptionally well located for a choice of excellent local schools in both the state and private sectors. Within only a few minutes' drive is Anderton Nature Park and Marbury Country Park, both of which support a variety of divergent habitats, with stunning aspects and offering a wonderful and popular area for walkers. Marbury Country Park sits within the Northwich Woodlands, an area of 350 hectares of parklands to explore and discover. Its network of surfaced paths provides many routes accessible to all and appeals to a variety of users including horse riders, cyclists, nature lovers and families. Anderton is also the home of the fully restored and working Anderton Boat Lift linking the Trent and Mersey Canal and the River Weaver.



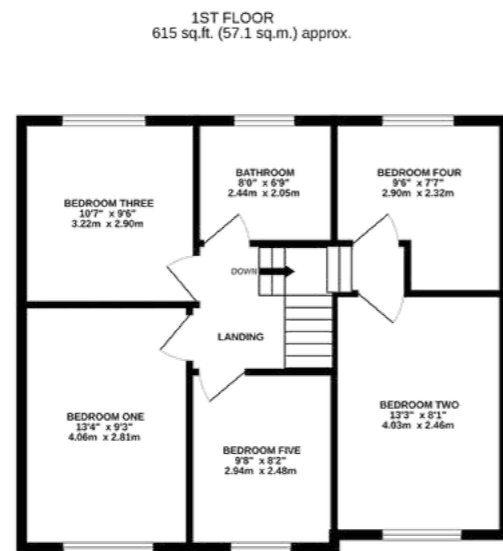
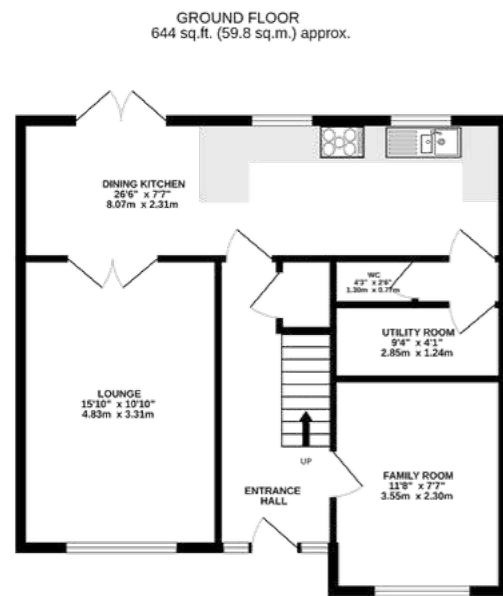












TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band C.

POSSESSION

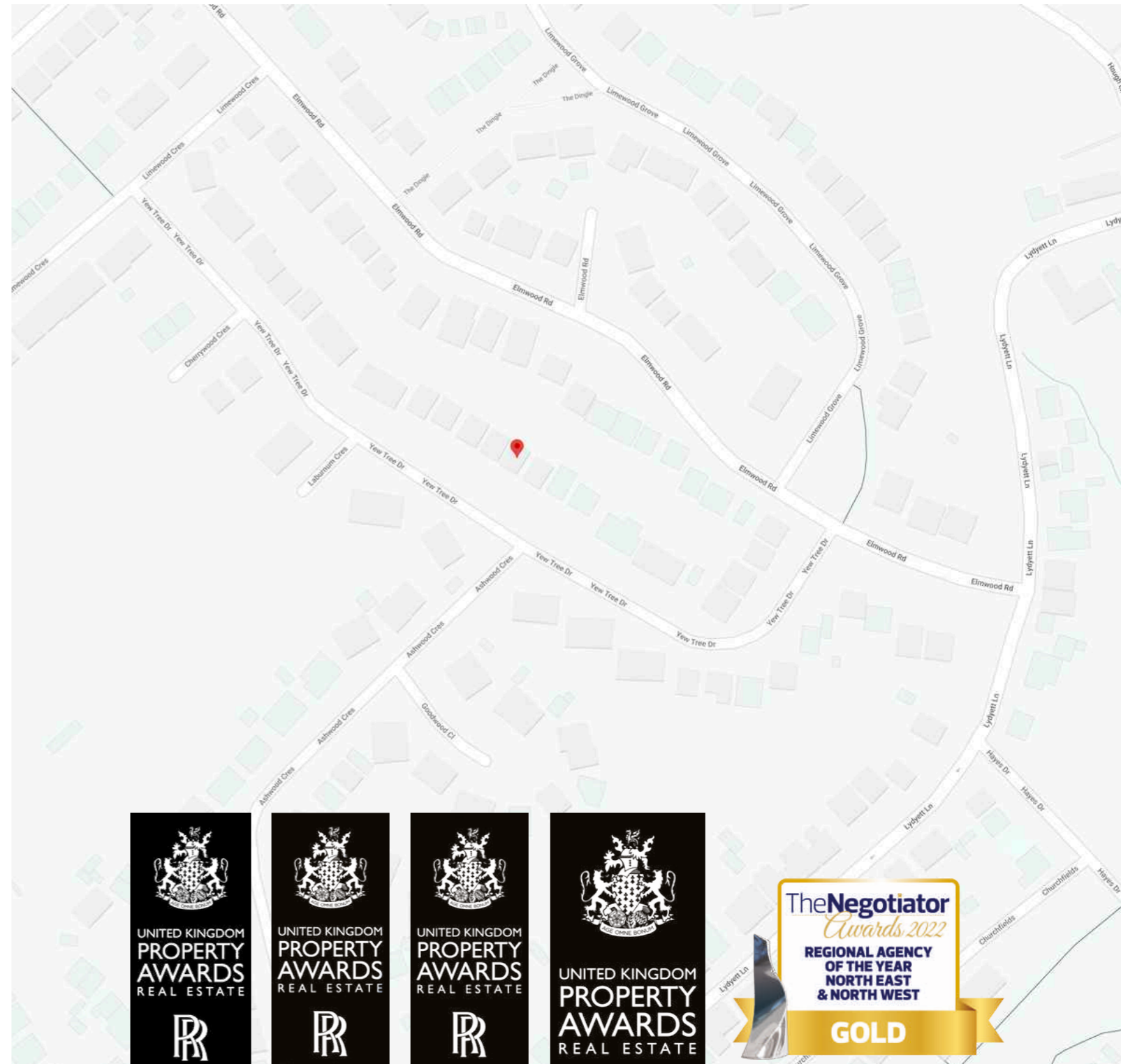
Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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LETTINGS

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Let Only
Rent Collect
Managed
Complete Managed



MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.



An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.



EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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