



Laburnum Farm Close, Ness, Cheshire CH64 8TR

- Striking Three Storey Three Bedroom Family Town House
- Well Appointed Spanning Almost 2,400 Square Feet of Living Space
- First Floor Double Bedroom, En Suite and Family Bathroom
- Sun Terrace Leading to a Versatile Outbuilding on the First Floor
- Offered to the Sales Market with No Onward Chain
- First Floor Lounge with Log Burner and Well Fitted Kitchen Diner
- Two Bedrooms, Walk in Wardrobe and En Suite to Second Floor
- Driveway and Two Garages - Viewing Strongly Recommended



£399,950 – No Onward Chain

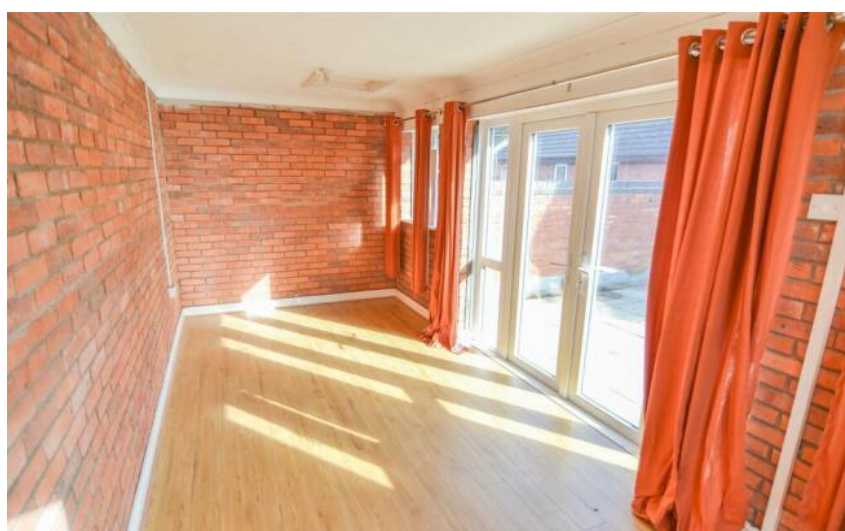


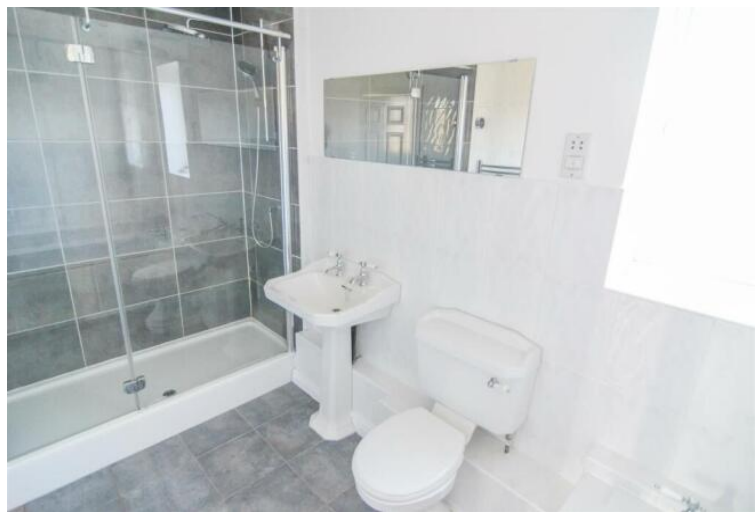
* Approximate site map

















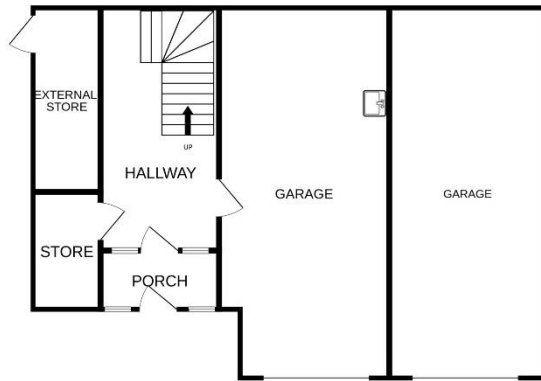
Description

A rare opportunity to purchase a striking three storey townhouse in an exclusive courtyard setting in the semi rural village of Ness. Offering both space and style, this beautifully presented home is perfect for modern living and is available with no onward chain. The property immediately impresses with off street parking for two vehicles and access to two single garages.

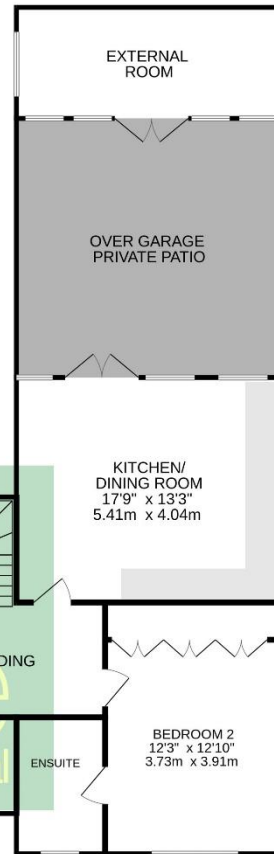
Inside, the home is arranged over three generous floors. The ground level features a welcoming entrance hall with access to the integral garage, a built-in storage cupboard, and stairs to the upper levels. On the first floor, you'll find a spacious lounge with a cosy wood-burning stove, a well designed kitchen diner with French doors opening onto a first floor sun terrace, leading to a large, versatile outbuilding - ideal as a home office, studio, or guest space. This floor also boasts a double bedroom with Juliette balcony and en suite shower room along with a separate family bathroom. The second floor comprises a luxurious master suite with Juliette balcony, dressing room and en suite bathroom along with a third sizeable double bedroom with Velux windows.

Properties within this sought-after development are rarely available, and this residence stands out for its high-quality finishes, flexible layout, and additional workspace. Early viewing is highly recommended to avoid missing out.

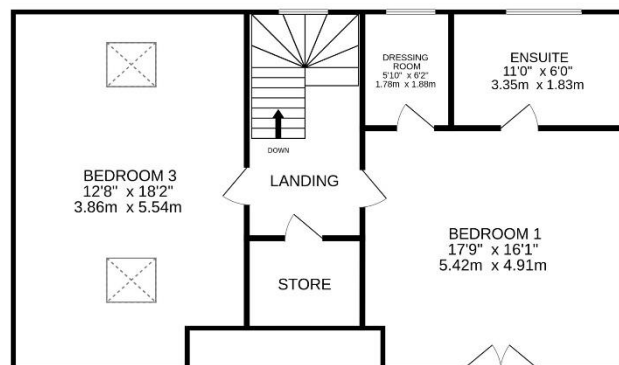
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2395sq.ft. (222.5 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.