

Lydyett Lane | Barnton | CW8 4JR

EDWARD mellor

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Asking Price £230,000







Features

- THIS IS A CHAIN FREE PURCHASE
- Victorian period semi detached house
- 2 reception rooms and 4 bedrooms
- Loft conversion to building regulations
- Gas central heating and PVCu double glazed

An attractive Victorian period semi-detached property, offering a spacious and well appointed layout perfectly suited to growing families. The house has been superbly modernised and well maintained with gas central heating and PVCu double glazing. Recently decorated throughout, the redesigned layout comprises entrance hall with a feature original Minton tiled floor, living room, dining room, fitted kitchen with integrated oven and hob, utility room and convenient WC. To the first floor are three bedrooms and an upgraded bathroom. A second-floor loft conversion, completed to Building Regulations, provides an excellent fourth bedroom. Externally, the property enjoys a fully enclosed rear garden, providing a private outdoor space. An appealing period home combining character and modern convenience. There will be no forward chain in the sale of this property.







The property is well situated in a much-favoured and established location and is within walking distance of the highly rated Barnton primary school and nursery. Other village amenities include a library, convenience store, medical centre and dentist, all a short walk away. For travelling, the A49 is a 5 minute drive which connects with the M56, leading to several major commercial centres throughout the North West. 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 D TENURE- The property is Freehold.



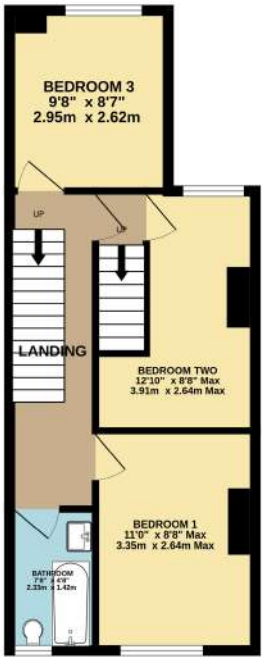
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

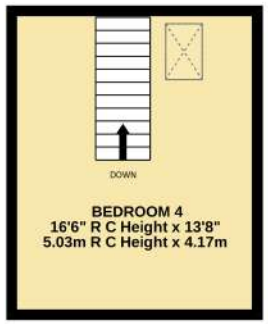
GROUND FLOOR



1ST FLOOR



LOFT ROOM



39 LYDYETT LANE!

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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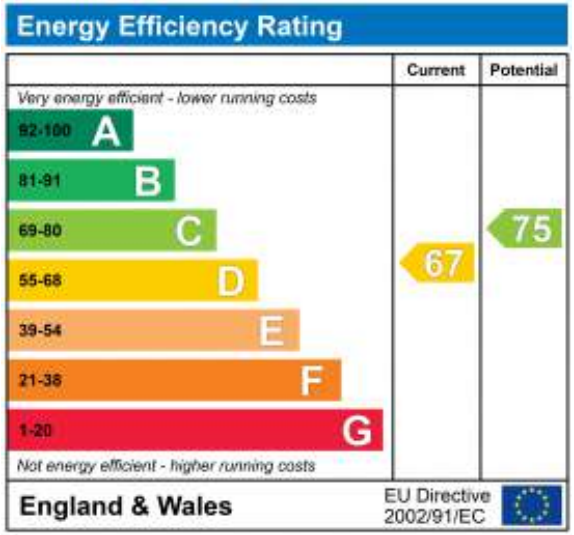
Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating



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