



Sweetbriar Close | Barnton | CW8 4SH

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- A well conditioned link detached house
- Garage, driveway and gardens
- Well situated in a small cul de sac
- Near to excellent local amenities

Offered for sale with the added advantage of no forward chain, this meticulously well maintained link-detached home benefits from gas central heating and PVCu double glazing. The property has been lovingly cared for and provides welcoming and well-presented

accommodation throughout. The ground floor comprises an entrance hall, a spacious lounge/diner, attractive PVCu double glazed conservatory, kitchen/diner with integrated oven and hob, porch with access to W.C and garage. To the first floor are three bedrooms and a family bathroom with

shower. Outside, with a driveway for off-road parking, an excellent garage with roller shutter door and a fully enclosed rear garden offering a high degree of privacy. An excellent opportunity for families or those looking to downsize.



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.

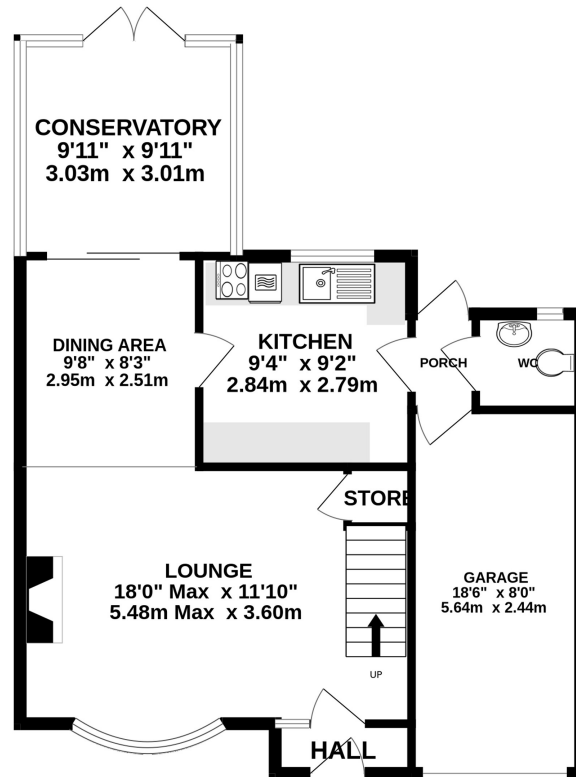
SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band C - Energy Efficiency Rating Band D



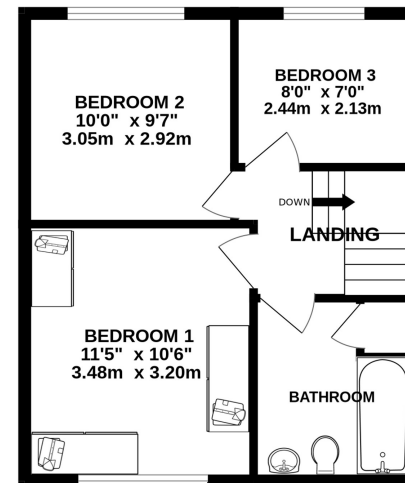
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

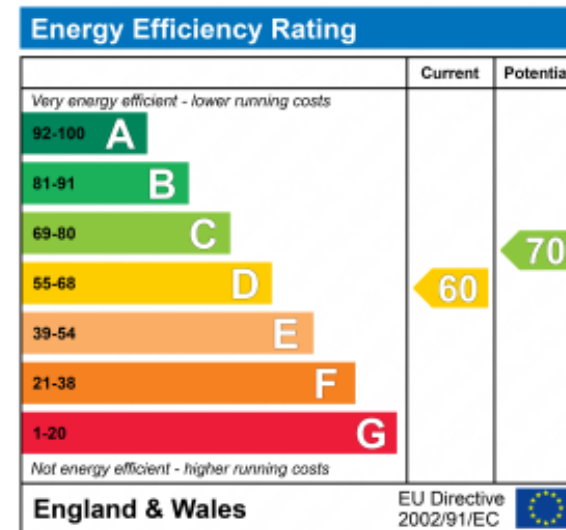


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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