



Mond Street | Barnton | CW8 4LA

EDWARD
mellor



Features

- Superbly appointed semi detached bungalow
- Ready to move into - immaculate condition
- 2 good sized bedrooms and bathroom
- Garage and secluded feature gardens
- Gas central heating and PVCu double glazing

Superbly renovated and beautifully restored throughout, this outstanding semi-detached bungalow offers stylish, move-in-ready accommodation, making it an ideal choice for retirees, downsizers or anyone seeking a home with nothing to do but unpack. Benefiting from gas central heating

and PVCu double glazing, the well-planned layout comprises an entrance hall, lounge, contemporary fitted kitchen, two well-proportioned bedrooms and a modern bathroom, all finished to an exceptional standard. Outside, a driveway provides off-road parking and leads to a detached

garage, while the larger-than-average rear garden is a particular highlight, enjoying a high degree of privacy within mature surroundings. Combining low-maintenance living with generous outside space, this is a superb home in which to enjoy a relaxed lifestyle.

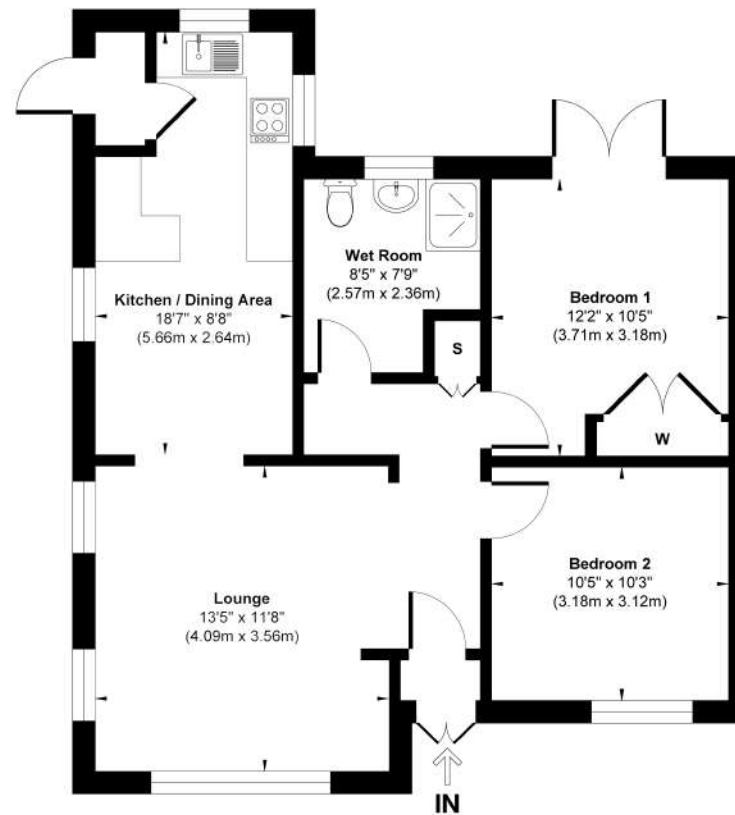


The property is well situated in a much-favoured and established location in a quieter part of the village. Local amenities include a library, convenience store, medical centre and dentist, all a short walk away. For travelling, the A49 is a 5 minute drive which connects with the M56, leading to several 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 C - Energy Efficiency Rating D. **TENURE**- The property is Freehold.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Floor Plan
Approximate Floor Area
734 sq.ft
(68.19 sq.m)

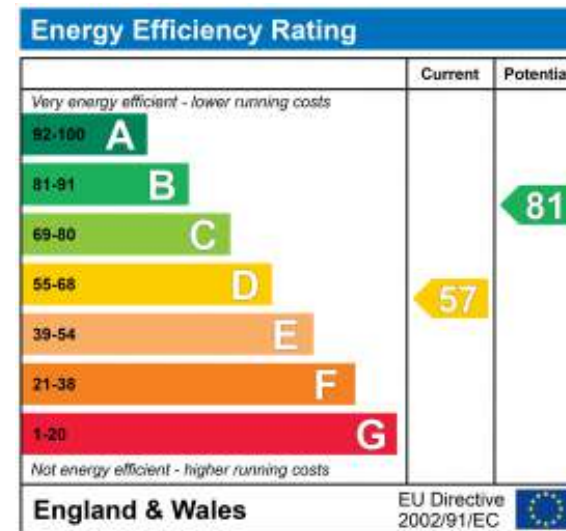
Approx. Gross Internal Floor Area 734 sq. ft / 68.19 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Important Information

- Council Tax Band: C
- Tenure: Freehold

EPC Rating



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