





46D Lydyett Lane, Barnton, Northwich, Cheshire, CW8 4JR
£175,000

Situated in the popular and well-established area of Barnton, this immaculate two-bedroom end mews townhouse is ideally located for local amenities and is offered for sale with the benefit of no upward chain. Well maintained throughout, the property benefits from gas central heating, double glazing and a welcoming entrance hallway. The ground floor features a spacious lounge with box bay window, fitted kitchen/dining area with French doors opening onto the rear garden, and a convenient downstairs WC. To the first floor are two well-proportioned double bedrooms and a family bathroom. Externally, the property boasts a neatly maintained rear garden and a front driveway providing off-road parking. An ideal purchase for first-time buyers, couples or those looking to downsize. Early viewing is highly recommended to avoid disappointment!

Accommodation

Situated within the popular and well-established area of Barnton, this attractive end mews townhouse offers well-presented accommodation, ideally positioned for a range of local amenities. Maintained to an excellent standard throughout, the property would make an ideal purchase for first-time buyers, couples or those looking to downsize. An early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Enjoying a position that is not directly overlooked to the front, the property is offered for sale with the benefit of no upward chain, helping to ensure a smoother purchasing process. Sensibly priced, this is an excellent opportunity to acquire a ready-to-move-into home in a sought-after location.

Benefiting from gas central heating and double glazing, the accommodation is arranged over two floors. The ground floor comprises a welcoming entrance hallway, a spacious lounge featuring a box bay window, a fitted kitchen/dining area with French doors opening onto the rear garden, and a convenient downstairs WC.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a family bathroom fitted with a white suite.

Externally, the property boasts a neatly maintained rear garden, featuring a lawn and slate chippings, together with a tarmac driveway to the front providing valuable off-road parking.

An immaculate home in a popular location, offered with no upward chain and ready for its next owner. Contact us today to arrange your viewing and avoid missing out!

Entrance Hall

(1.65m x 0.97m / 5'5" x 3'2")

Accessed via a double-glazed obscure UPVC front door, the entrance hall features laminate flooring, a radiator and stairs rising to the first floor.

Lounge

(4.57m x 3.05m / 15'0" x 10'0")

A spacious and inviting reception room featuring a double-glazed box bay window to the front, allowing plenty of natural light, together with laminate flooring and a radiator.

Kitchen/Dining Area

(4.11m x 2.41m / 13'6" x 7'9")

Fitted with a range of wall and base units, a single drainer sink unit and complementary part-tiled walls. Integrated appliances include a gas hob, electric oven, extractor hood and fridge/freezer. There is also plumbing for a washing machine, a double-glazed rear window and double-glazed French doors providing access to the rear garden.

Downstairs WC

(1.68m x 0.89m / 5'6" x 2'11")

Fitted with a white WC, pedestal wash hand basin and radiator.

First Floor Landing

Featuring a double-glazed window to the side, a radiator and loft access, with doors leading to both bedrooms and the family bathroom.

Bedroom One

(4.19m x 2.82m / 13'9" x 9'3")

A well-proportioned double bedroom featuring two double-glazed windows to the front, laminate flooring and a radiator.

Bedroom Two

(4.19m x 2.34m / 13'9" x 7'8")

A second double bedroom overlooking the rear garden via a double-glazed window, with laminate flooring and a radiator.

Family Bathroom

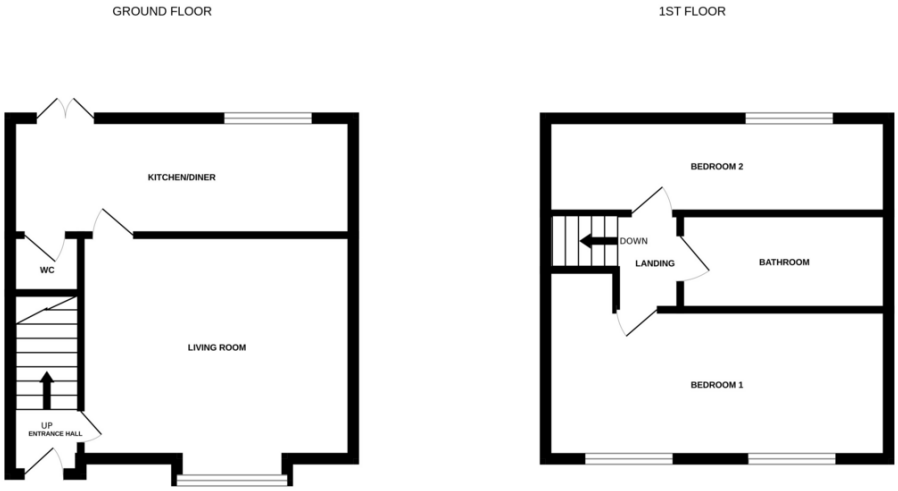
(2.08m x 1.75m / 6'10" x 5'9")

Fitted with a white suite comprising a panelled bath with shower attachment and screen, pedestal wash hand basin and WC. The room is complemented by part-tiled walls and a heated towel rail.

Externally

To the front, a tarmac driveway provides convenient off-road parking and is complemented by an outside light.

To the rear, the neatly maintained garden features a lawn, slate chippings and fenced boundaries, creating a pleasant outdoor space to enjoy.



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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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