Blackcroft Avenue | Barnton | CW8 4HP

EDWARD mellor

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Offers Over £375,000

Features

- THIS IS A CHAIN FREE PURCHASE
- A spacious house with 2 storey extension
- 4 bedrooms and 2 bathrooms
- 4 reception rooms - refer to floor plan
- Garage with driveway and secluded garden

NO CHAIN- On the market for the first time in 43 years, this deceptively spacious link-detached family home is available to buy now with vacant possession and no onward chain. Extended over two floors, the property is presented in excellent decorative order and benefits from gas central heating, PVCu double glazing and ample storage space. The versatile ground floor comprises entrance hall, generous lounge with a wood-burning stove, fitted kitchen with integrated appliances into a breakfast room, impressive open plan dining room through to a family room, all providing excellent living space for modern family life. To the first floor, the principal bedroom enjoys an en-suite bathroom, complemented by three further bedrooms and a shower room. Outside there is an excellent sized garage, a brick-paved driveway giving ample off-road parking, and fully enclosed rear gardens with decked area.

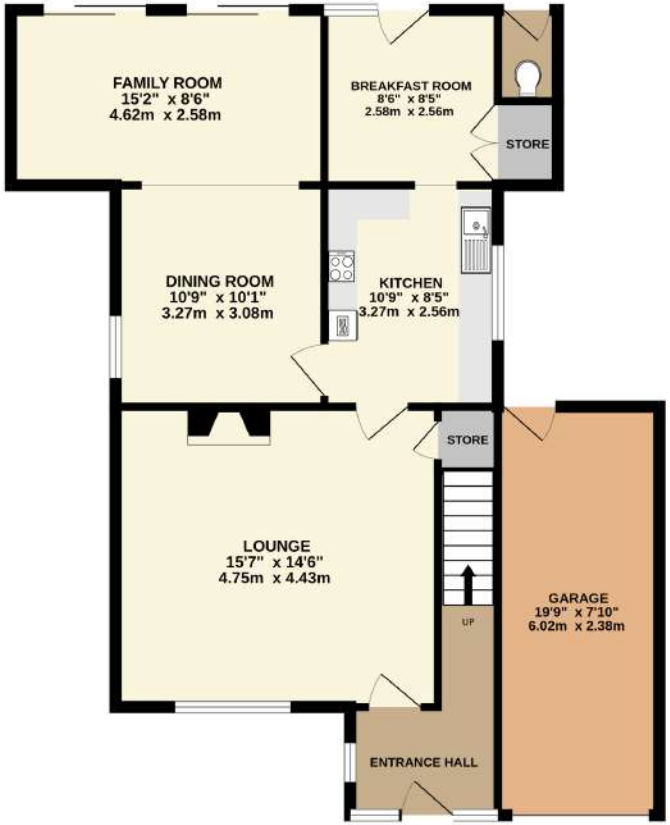
The property is well situated in a much-favoured and established location in a quieter part of the village and just a short walk into delightful open countryside and lovely canal walks. Other local landmarks nearby are Marbury Country Park and Anderton Nature Reserve with the well known historic boat lift. Local amenities include a library, convenience store, medical centre, dentist and a highly regarded junior school. For travelling, the A49 is a 5 minute drive which connects with the M56, leading to several major commercial centres throughout the North West. 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 C. TENURE- The property is Freehold.

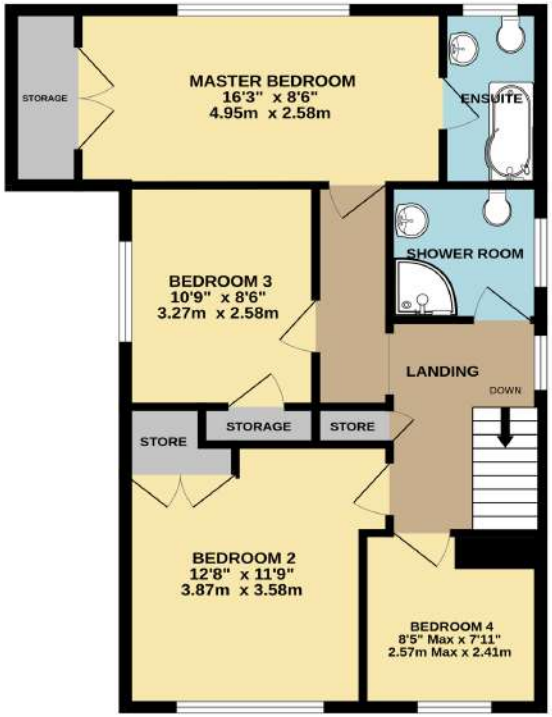
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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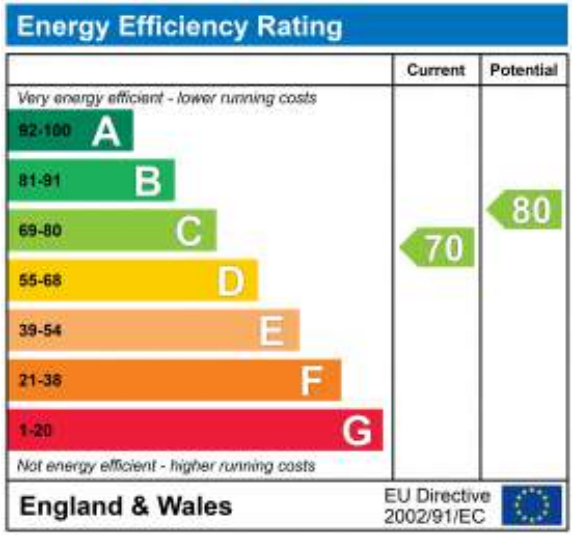
Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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