



Church Road | Barnton | CW8 4JH

EDWARD
mellor



Features

- Ready to buy with no onward chain
- Deceptively spacious semi detached house
- 2 bedrooms and feature bathroom
- 2 reception rooms and converted cellar
- Private driveway and gardens

Offered for sale with vacant possession and no onward chain, this traditional semi-detached cottage occupies a lovely position within the oldest part of Barnton village, surrounded by individual character properties. The property has been modernised and offers deceptively spacious accommodation throughout.

The layout comprises a living room, separate dining room, fitted kitchen, useful boot room and cloakroom/WC, together with access to a versatile converted cellar, ideal for storage, a hobby room or home office. To the first floor are two bedrooms and an upgraded bathroom featuring both a bath and separate shower. A boarded

loft provides excellent storage and offers potential for conversion, subject to the necessary consents. Outside, there is a driveway providing off-road parking, while the enclosed rear garden enjoys a decked seating area and a good degree of privacy.



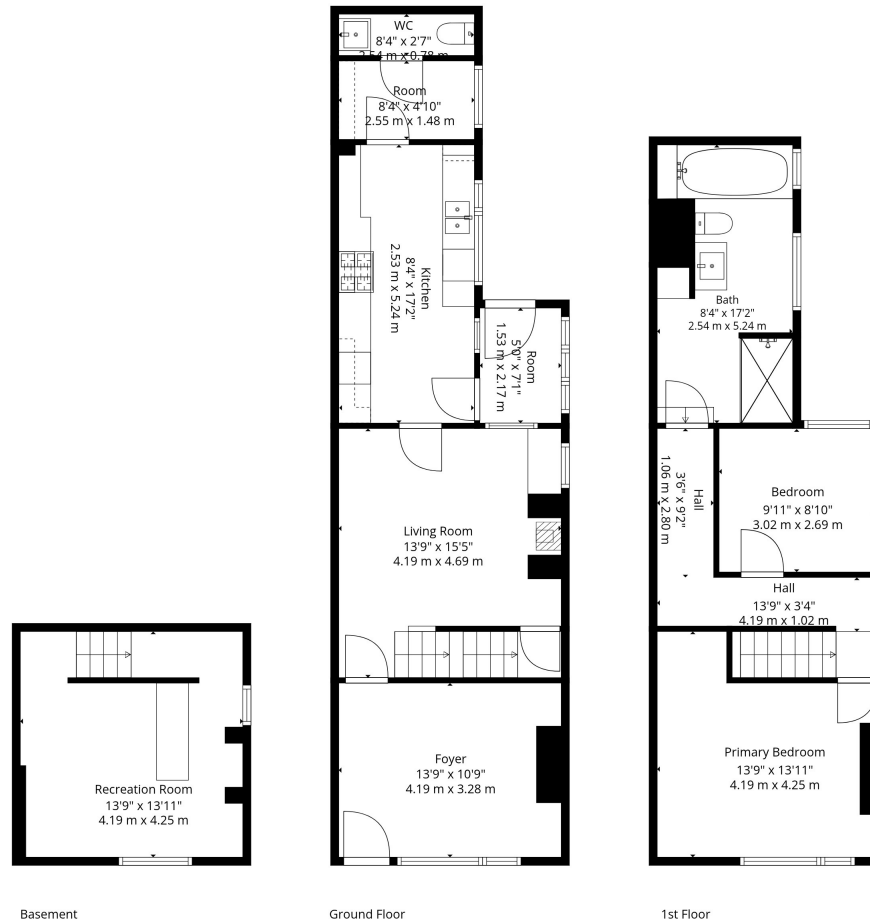
The property is well situated in a much-favoured and established location in a quieter part of the village. Local amenities include a library, convenience store, medical centre and dentist, all a short walk away. For travelling, the A49 is a 5 minute drive which connects with the M56, leading to several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



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Total: 1128 sq. Ft, 104 m2

Basement: 0 sq. Ft, 0 M2, Ground Floor: 618 sq. Ft, 57 M2, 1st Floor: 510 sq. Ft, 47 m2

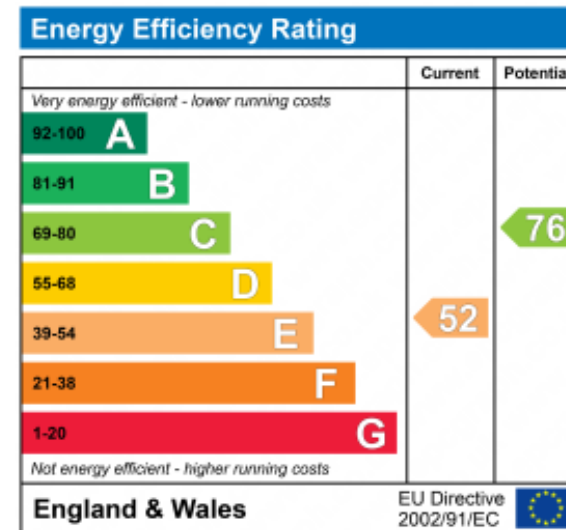
Excluded Areas: Recreation Room: 191 sq. Ft, 18 M2, Walls: 112 sq. Ft, 10 m2

Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.