

Springfield Crescent | Barnton | CW8 4PS

EDWARD mellor

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Asking Price £220,000







Features

- A CHAIN FREE PURCHASE
- Superbly renovated and re-decorated
- Feature lounge/diner with media wall
- With three excellent sized bedrooms
- Corner plot with new drive & scope to extend

A beautifully presented semi-detached house, perfect for families which is ready for a new owner to move straight into, With new carpets and underlay to the first floor, new oak internal doors, gas central heating with regularly serviced combi boiler, majority PVCu double glazed windows, new consumer unit, insulated plasterboard to all first floor ceilings and security lighting to the front and driveway. With entrance hall and new composite front door, impressive dual-aspect lounge/ diner, kitchen and useful rear porch. To the first floor are three bedrooms, bedroom one with media wall and a new bathroom with shower. Outside with a new driveway giving excellent off-road parking for several vehicles. Having private rear gardens with built in barbeque area, giving excellent outdoor space for family enjoyment. Outbuildings include convenient W.C.,garden store and workshop all with power and light and ability to plug in a new stand alone solar unit on the flat roof above.









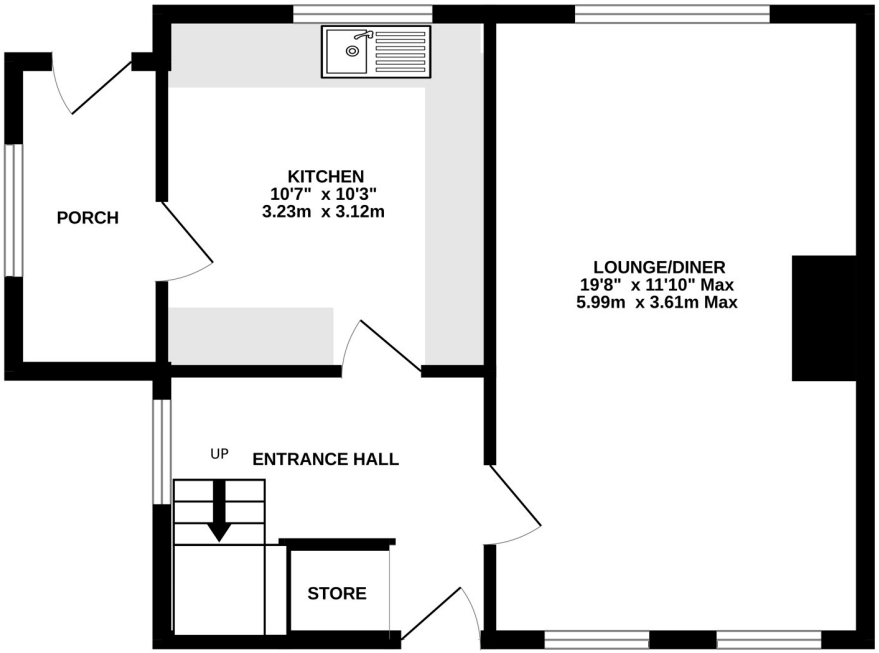
The property is well situated in a long established and popular location and enjoys an open outlook from the front. Within walking distance is a highly rated junior school in Townfield Lane. Other village amenities include a library, convenience store, medical centre and dentist. For travelling, the A49 is a 5 minute drive which connects with the M56, 6 miles. Northwich town centre is 2.5 miles away offering excellent shopping facilities including a Waitrose store and several national retailers, independent shops and restaurants, the picturesque Northwich marina, multiplex cinema, leisure complex with swimming pool and Northwich Infirmary. Delightful open countryside is nearby and local landmarks include canal walks, Marbury Country Park and Anderton Nature Reserve.

SERVICES - All main services are connected. Cheshire West and Cheshire Council. Council Tax Band B - Energy Efficiency Rating C. TENURE- The property is Freehold.

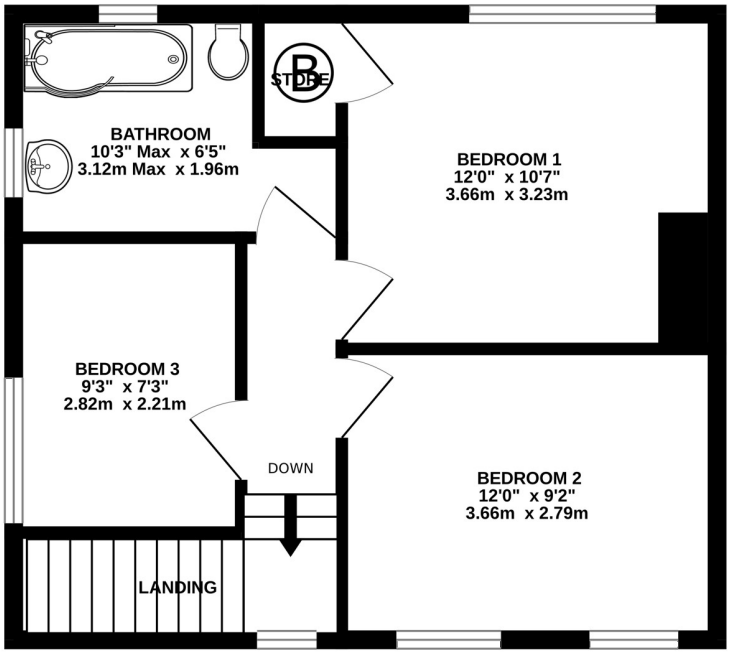
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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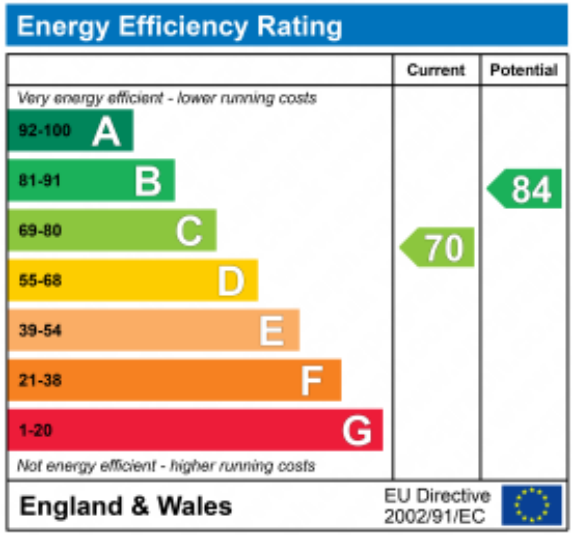
Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating



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