



Astbury Drive | Barnton | CW8 4PX

EDWARD
mellor



Features

- Spacious 3 bed end property
- Off road parking and mature corner gardens
- With fantastic detached workshop
- Gas central heating & upgraded shower room
- Generous lounge/diner and fitted kitchen

Deceptively spacious and occupying a generous corner plot, this impressive family-sized end property must be viewed to fully appreciate the accommodation, parking and excellent outdoor space on offer. To the rear is a particular highlight: a substantial brick-built workshop/garage, offering

fantastic versatility and scope for use as an outdoor office, gym, playroom or hobbies space (refer to floor plan). The fully enclosed rear garden provides excellent privacy, while the driveway offers ample off-road parking. With the extensive building, parking and gardens tucked away to the rear, little

of this property's true potential is apparent from the front. The welcoming entrance hall leads to a spacious lounge-diner and fitted kitchen with breakfast area, while there are three excellent-size bedrooms and an upgraded shower room.



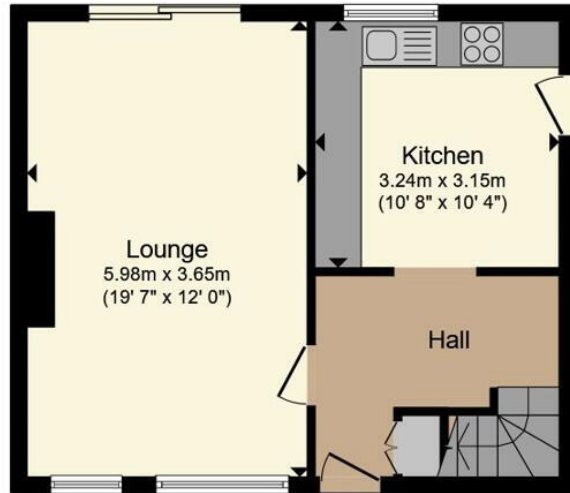
The property is well situated in a long established and popular location and enjoying a secluded position in a quiet cul de sac. Within walking distance is a highly rated junior school in Townfield Lane. Other village amenities include a library, convenience store, medical centre and dentist. For travelling, the A49 is a 5 minute drive which connects with the M56, 6 miles. Delightful open countryside is nearby and local landmarks include canal walks, Marbury Country Park and Anderton Nature Reserve. Northwich 2.9 miles, Stockton Heath 8.2 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 D. **TENURE**- The property is Freehold.

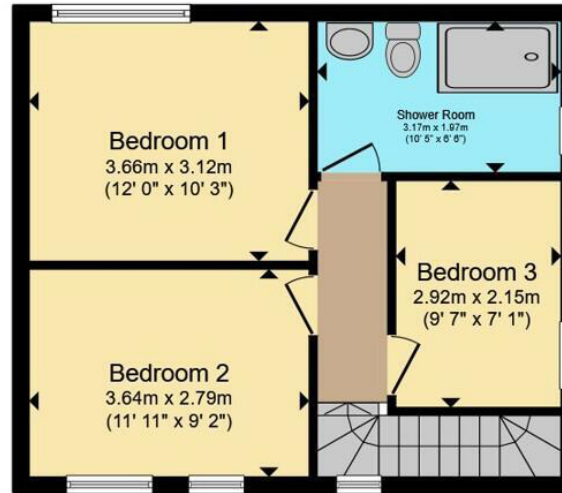


FLOOR LAYOUT

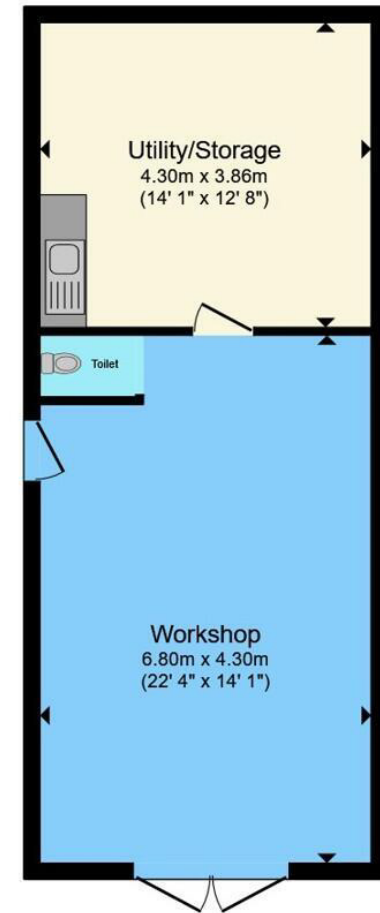
Not to Scale - For Identification Purposes Only



Ground Floor



First Floor



Outbuilding

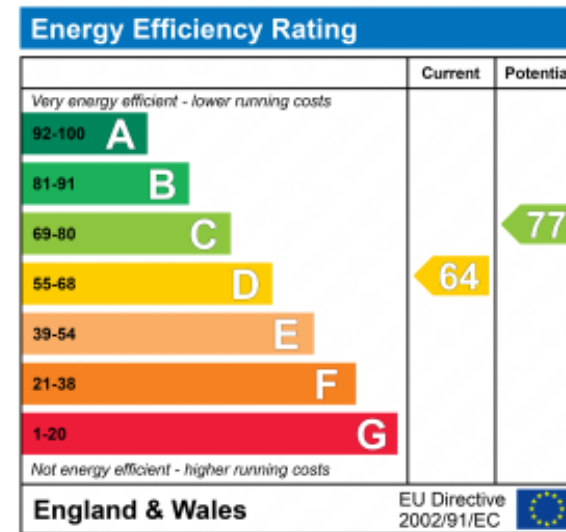
Total floor area 128.8 m² (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

Important Information

- Tenure:Freehold

EPC Rating



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