



Hindley Crescent | Barnton | CW8 4LL

EDWARD
mellor



Features

- Traditional 2 bed semi-detached house
- With garage, private drive and large garden
- Gas central heating and PVCu double glazing
- Upgraded kitchen and bathroom
- Recently installed conservatory

A well-presented traditional semi-detached property, occupying a good-sized plot and of excellent appeal for a first-time buyer, couple or downsizer. The property benefits from gas central heating and PVCu double-glazed windows and has been redecorated throughout. The accommodation comprises entrance hall, lounge

leading through to a recently installed conservatory, upgraded fitted kitchen and a newly installed bathroom. To the first floor are two good-sized bedrooms. Outside, the property benefits from a private driveway providing off-road parking and a garage, whilst to the rear is a good-sized mature garden, offering a

pleasant and private outdoor space. Ideally suited to those looking for a well-maintained home with useful additional features and generous gardens.



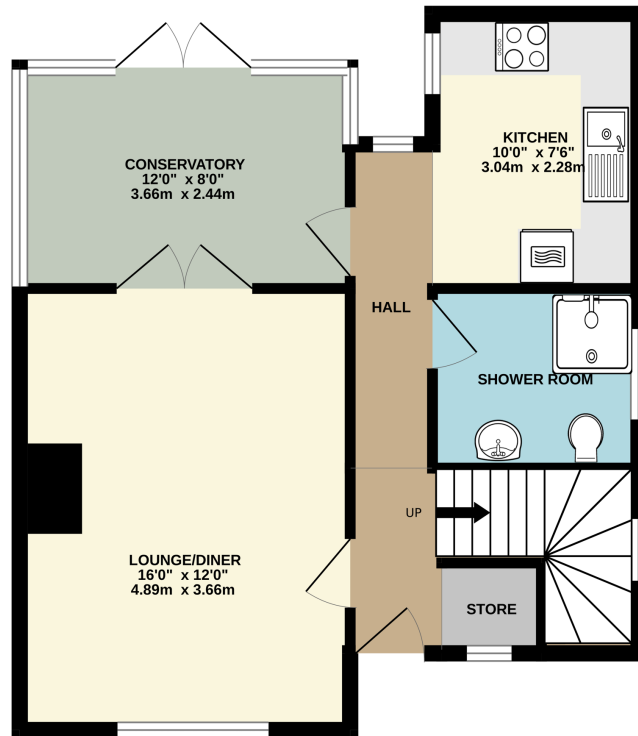
The property is well situated in a much-favoured and established location and is within walking distance of the highly rated Barton primary school and nursery. Other village amenities include a library, convenience store, medical centre and dentist, all a short walk away. For travelling, the A49 is a 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 D. **TENURE**- The property is Freehold.

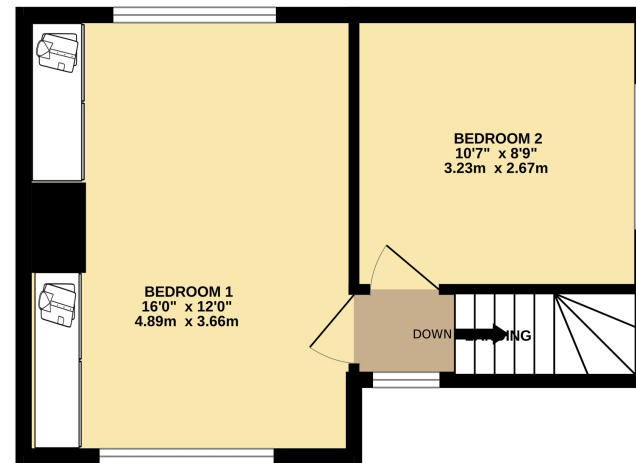
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



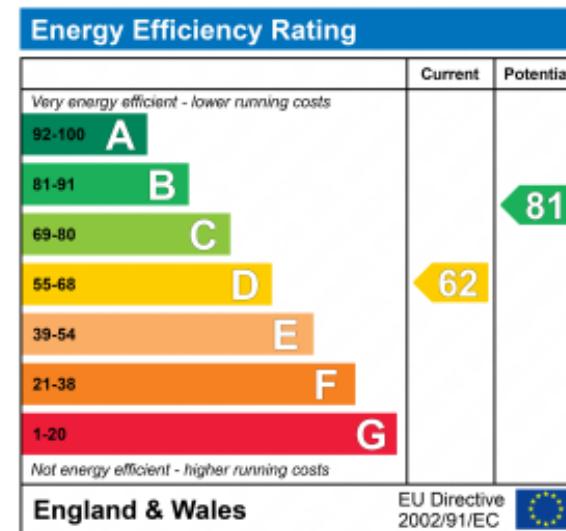
TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

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



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

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