



**HINCHLIFFE  
HOLMES**



**2 LIMWOOD CRESCENT**



**GROUND FLOOR**

Porch | Entrance Hall | Dining Kitchen  
Lounge | WC

**FIRST FLOOR**

Landing | Bedroom One | Bedroom Two  
Bedroom Three | Bathroom

**OUTSIDE**

Parking | Garage | Gardens

# 2 LIMWOOD CRESCENT

Barnton | CW8 4NQ

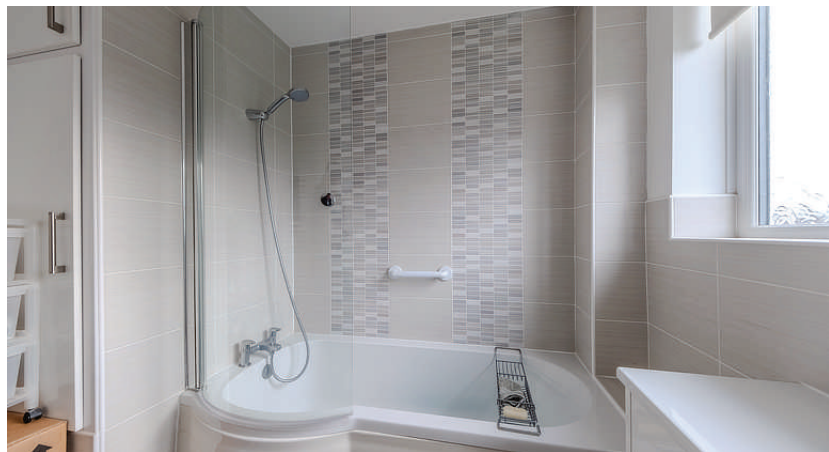
Situated within the quaint village of Barnton, this stunning property features an incredible corner plot with garden to the front, side and back. Further benefits include a fabulous open plan kitchen dining, separate lounge, three well-proportioned bedrooms, separate WC & family bathroom. Off road parking is provided for multiple vehicles.

Barnton is a village on the outskirts of Northwich and is superb for those who commute, being just ten minutes from the M56 motorway. There are local amenities such as smaller convenience shops. Barnton has a primary school and is also in the catchment for Weaverham and Hartford. The Trent and Mersey canal are close at hand for those who enjoy boating and further complements the beauty and rural feel of this village. Just a short distance away sits Winnington which is on the edge of Northwich Town Centre. The area boasts local shops, petrol station, public houses, garden centre/cafe and playing fields. Northwich is an old market town located in the heart of the Cheshire Plain. It provides an ideal commuter base being near to the A49, A556, M6 and just ten minutes from junction ten onto the M56 to Chester, North Wales and also Manchester. In terms of railway stations there are excellent connections to Chester-Manchester at Northwich and Greenbank and London-Liverpool via

Hartford and Acton Bridge. The popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. Barons Quay, provides a thriving leisure and retail quarter, including multi-screen Odeon cinema, H&M and Asda superstore with multi-storey car park. Just a stone's throw away, the Hayhurst Quay scheme created a vibrant waterfront development with a new marina providing 40 moorings, restaurants and a large Waitrose food superstore. Memorial Court, in the heart of Northwich has two swimming pools and large gym. This property is exceptionally well located for a choice of excellent local schools in both the state and private sectors. Within only a few minutes' drive is Anderton Nature Park and Marbury Country Park, both of which support a variety of divergent habitats, with stunning aspects and offering a wonderful and popular area for walkers. Marbury Country Park sits within the Northwich Woodlands, an area of 350 hectares of parklands to explore and discover. Its network of surfaced paths provides many routes accessible to all and appeals to a variety of users including horse riders, cyclists, nature lovers and families. Anderton is also the home of the fully restored and working Anderton Boat Lift linking the Trent and Mersey Canal and the River Weaver.





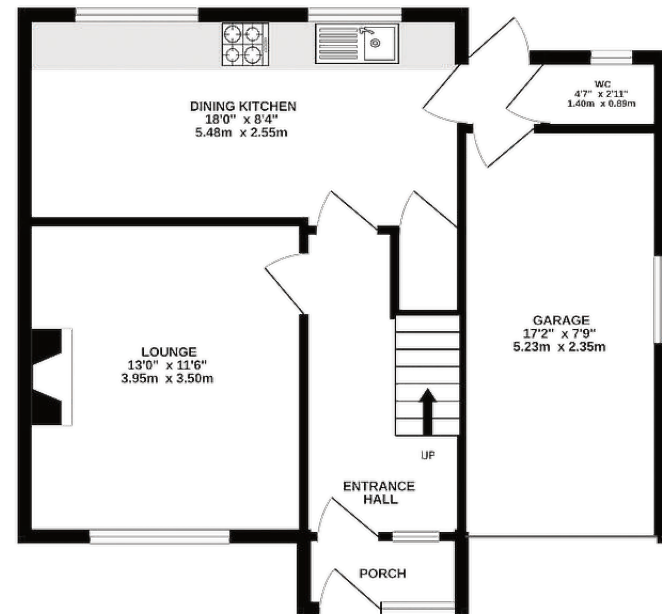




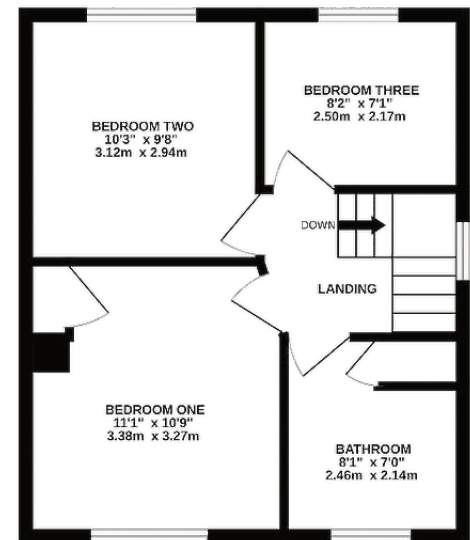




GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band C.

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

## AML (ANTI-MONEY LAUNDERING)

As an estate agency we are required by law and enforced by HMRC to undertake anti-money laundering checks on all those selling, buying, or letting a property.

Whilst we retain responsibility for ensuring required checks are carried out correctly, we also use a third-party company (Credit Safe/Credas), who will send a link to you to action once you have agreed to instruct us in your sale, letting or had an offer accepted on a property you wish to buy.

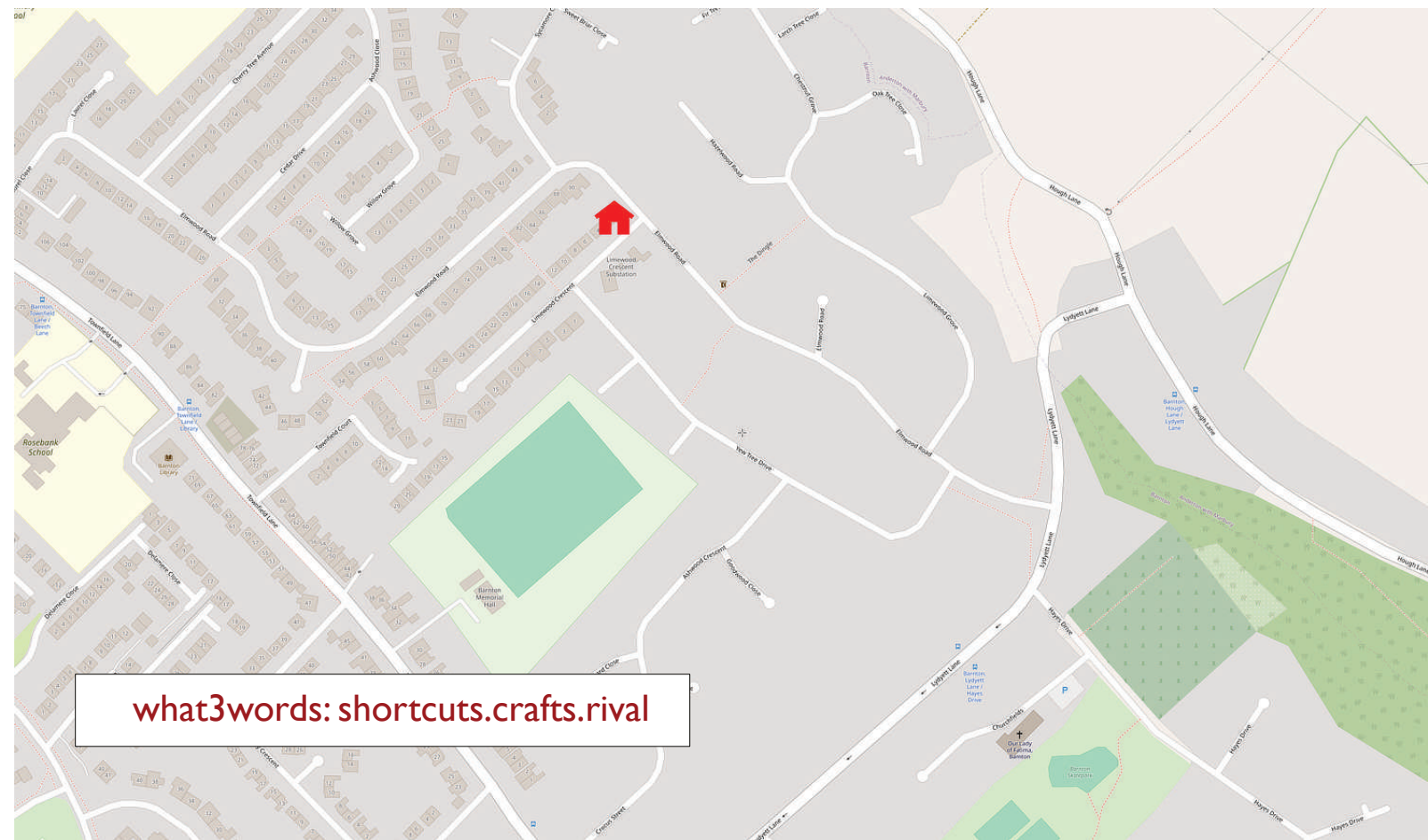
The cost of these checks is £30 plus VAT (£36 including VAT) per person, which covers the cost of obtaining relevant data and any manual checks which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor/landlord) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable. The same check and associated cost is also undertaken on all landlords.

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;





Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley, Northwich and Winsford.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach to the property market meeting the personal needs of our clients.

## EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

## LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

## PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**40,000**  
viewings arranged

**£700 MILLION**  
worth of property sold

on average  
**98.6%**  
of asking price  
achieved

**OVER 8,500 OFFERS**





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | EXCLUSIVE LISTINGS  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

**TARPORLEY**

56B High Street, CW6 0AG

01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

**WINSFORD**

4 Dingle Walk, Winsford Cross Shopping Centre, CW7 1BA

01606 822 522 - [winsford@hinchliffeholmes.co.uk](mailto:winsford@hinchliffeholmes.co.uk)

**NORTHWICH**

28 High Street, CW9 5BJ

01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

**[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)**