



Central Drive | Barnton | CW8 4PG

EDWARD
mellor



Features

- Deceptively spacious family home
- With three genuine double bedrooms
- Superbly appointed fitted kitchen
- Private driveway with space for 2 cars
- Well maintained rear garden with outbuildings

A deceptively spacious mid-terrace property, ideally suited to a growing family and presented to an attractive standard throughout. The welcoming entrance hall leads into an appealing dual-aspect lounge/diner, together with a well-appointed fitted kitchen featuring quartz work surfaces and integrated double oven, microwave and hob, plus

a convenient ground floor cloakroom/ WC. To the first floor are three excellent double bedrooms, one currently arranged as a study/work-from-home space, alongside an upgraded shower room. The property benefits from gas central heating with a recently installed Worcester Bosch combi boiler and PVCu double glazed

windows. Outside, there is a private driveway providing off-road parking for two vehicles, whilst the rear offers a fully enclosed and well-maintained garden with a range of useful outbuildings. A spacious and versatile home offering excellent family accommodation.



The property is well situated on a popular development enjoying a lovely open front aspect across a green space and childrens play area while also being not directly overlook from the rear. Nearby local amenities include a library, convenience store, medical centre, dentist and a highly rated community nursery primary school in Townfield Lane. 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.

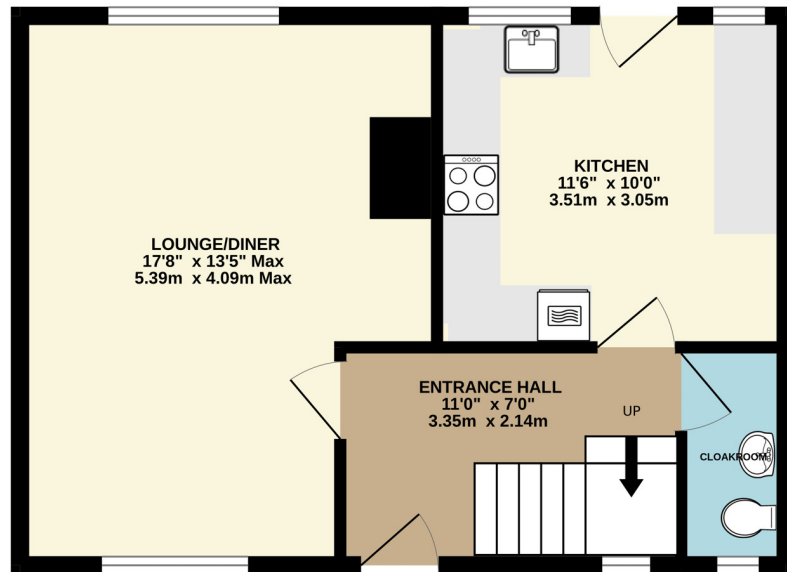
SERVICES - All main services are connected. **NOTE:** None of the fittings or services have been tested. Buyers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band B - Energy Efficiency Rating C. **TENURE**- The property is Freehold



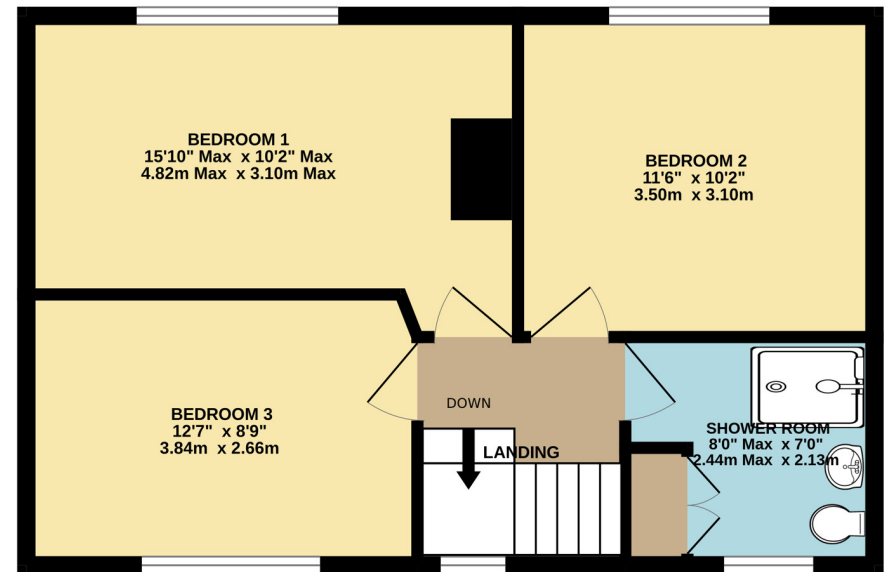
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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