

Nursery Road | Barnton | CW8 4JY

EDWARD mellor

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Asking Price £240,000







Features

- A unique and spacious property
- Originally 2 dwellings
- 26ft lounge/diner - 28ft living kitchen
- 4 bedrooms - gas central heating
- WITH NO FORWARD CHAIN

A traditional end-terrace property which offers generous accommodation behind its external appearance. Formerly two separate dwellings, numbers 31 and 33 have been combined to create one substantial and unusual home, with a layout rarely found in a conventional house. The ground floor comprises a spacious 26ft lounge/diner leading through to a generous 28ft living kitchen, together with a convenient W.C. To the first floor are four bedrooms and a family bathroom. Outside, the garden is enclosed to one side and incorporates the former garage hardstanding, offering potential to create private off-road parking, Improvements include a combi boiler installed in 2023, PVCu double glazing fitted in early 2023 and a new consumer unit in 2024. With no onward chain, this is an interesting opportunity for buyers seeking generous accommodation and a flexible layout.









The property is well situated in a much-favoured and established location and is within walking distance of the highly rated Barnton 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.

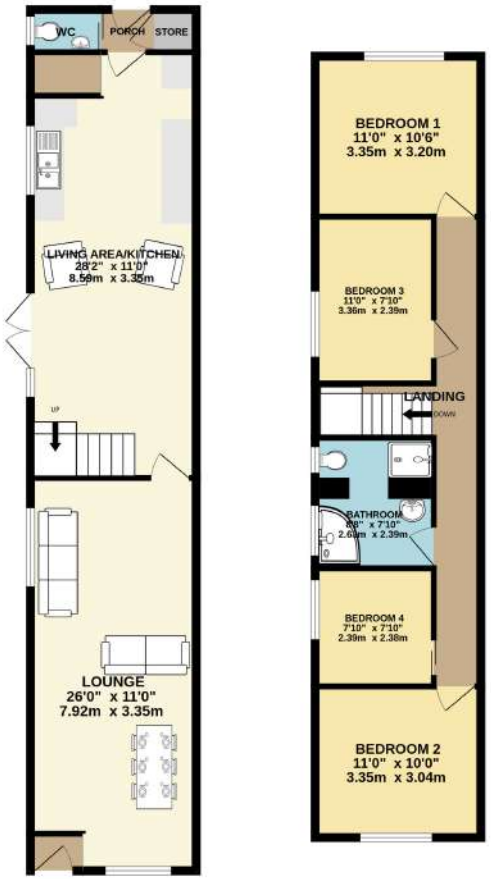
SERVICES - All main services are connected. NOTE: None of the fittings or services have been tested. Buyers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band C - Energy Efficiency Rating D. TENURE- The property is Freehold.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



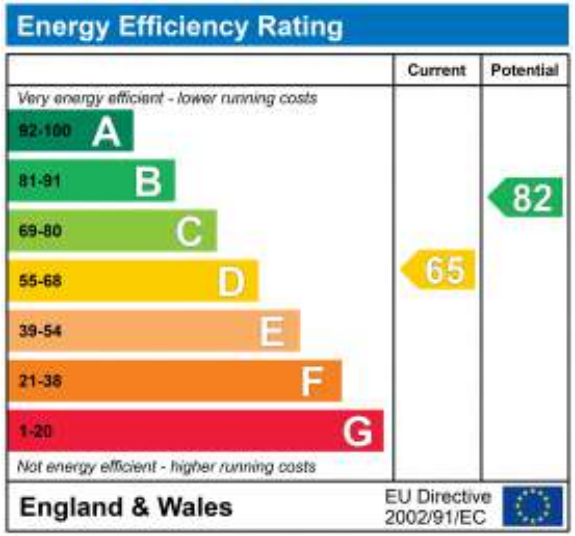
TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

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

- Tenure:Freehold

EPC Rating



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