



Bartons Place | Northwich | CW9 5LX

EDWARD
melior



Features

- A CHAIN FREE BUY
- Attractive 3 bed semi-detached
- Garage with adjoining workshop
- Cul de sac position in the town centre
- One minute walk to railway station

Offered with no onward chain, this modern semi-detached house presents an excellent opportunity for families, first-time buyers or those seeking additional workspace. The property benefits from gas central heating, and PVCu double glazing. The ground floor accommodation comprises an

entrance hall, spacious lounge-diner with patio doors and a fitted kitchen with integrated oven and hob. To the first floor are three bedrooms and a family bathroom. Externally, the property boasts an excellent garage with adjoining workshop, ideal for storage, hobbies or home working,

together with a secluded rear garden offering a private outdoor space for relaxing and entertaining. There is a brick paved driveway which extends across the front of the property. Early viewing is highly recommended to avoid disappointment.



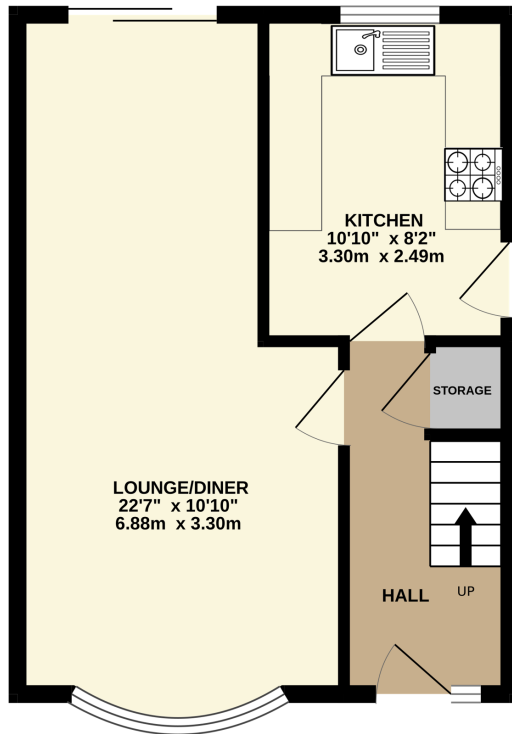
The house is well situated in central Northwich within easy walking distance of the town centre and a one minute walk to the railway station part of the Manchester to Chester line. Just as close is Tesco store. In the town there is a wide selection of shops and stores, Waitrose supermarket with pretty marina, cinema complex and a number of bars and restaurants. The A556 is a 5 minute drive and connects to the motorway network and many major commercial centres throughout the North West e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. In complete contrast and within a mile is access to countryside and Neumanns Flash, part of the Northwich woodlands connecting to Anderton Nature Reserve and Marbury Country Park. The beautifully kept Vickersway Park is a 15 minute walk away.

SERVICES : Mains Water, Gas, Electricity and Drainage. **NOTE :** We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Cheshire Council. Council Tax Band C - Energy Efficiency Rating - Band C . **TENURE:** The property is Freehold and free from chief rent.

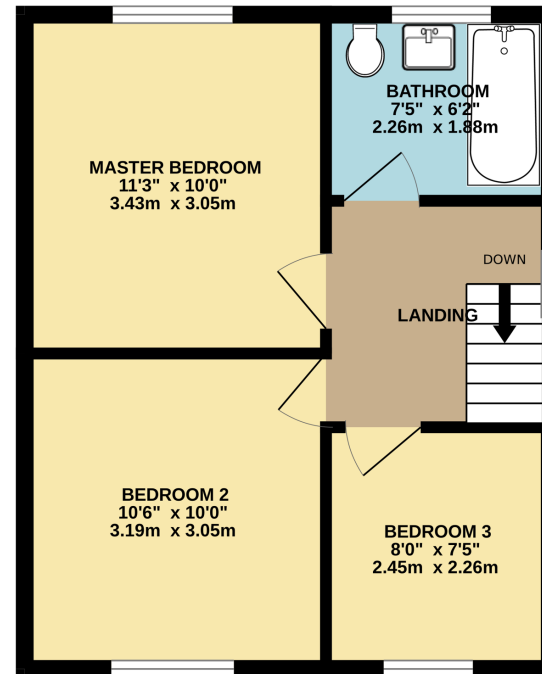
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

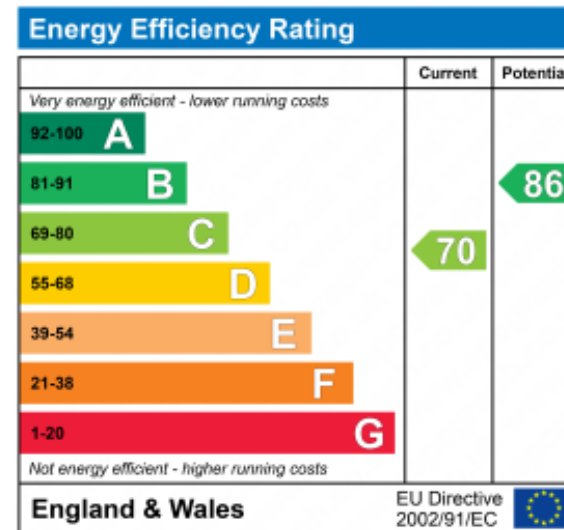
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: C
- Tenure:Freehold

EPC Rating



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