



Lydyett Lane, Barnton | Northwich | CW8 4JT

EDWARD
mellor



Features

- Traditional 3 bed semi-detached
- 2 reception rooms and fitted kitchen
- New ground floor cloakroom/W.C.
- Well presented throughout
- Large feature rear garden

BOOK YOUR VIEWING NOW - This beautifully modernised Victorian home offers stylish and spacious accommodation finished to a high standard throughout. With gas central heating and PVCu double glazing, the property perfectly blends period character with contemporary charm. The ground floor features attractive

new flooring and comprises a welcoming dining room, living room, modern fitted kitchen with integrated oven and hob and a newly installed cloakroom facility with W.C. and practical utility space. On the first floor is a master bedroom with access to a shower room and bedroom two. On the second floor is a loft conversion/third

bedroom or useful as a home office/hobby space. To the front of the property is an enclosed area with Indian stone paving. A buyer's attention must be drawn to the impressive and generous rear gardens with a seating area leading onto a lawn garden hidden summer house.



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 B - Energy Efficiency Rating D. **TENURE**- The property is Freehold.



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

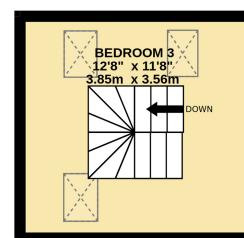
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
148 sq.ft. (13.7 sq.m.) approx.

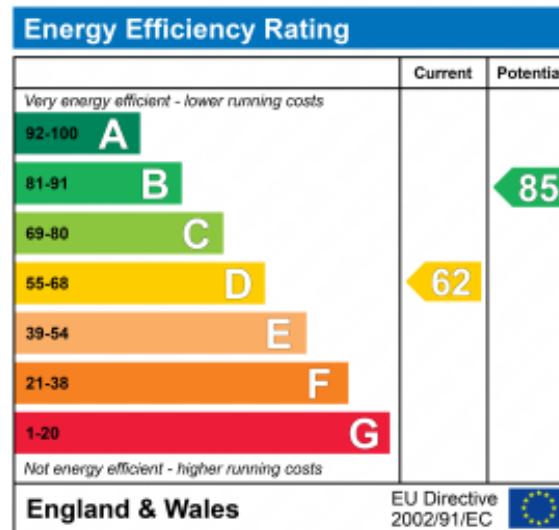


TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Meropia ©2020

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



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.