



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 buyers attention must be drawn to the impressive and generous rear gardens with a seating area leading onto a lawn garden hidden summer house.





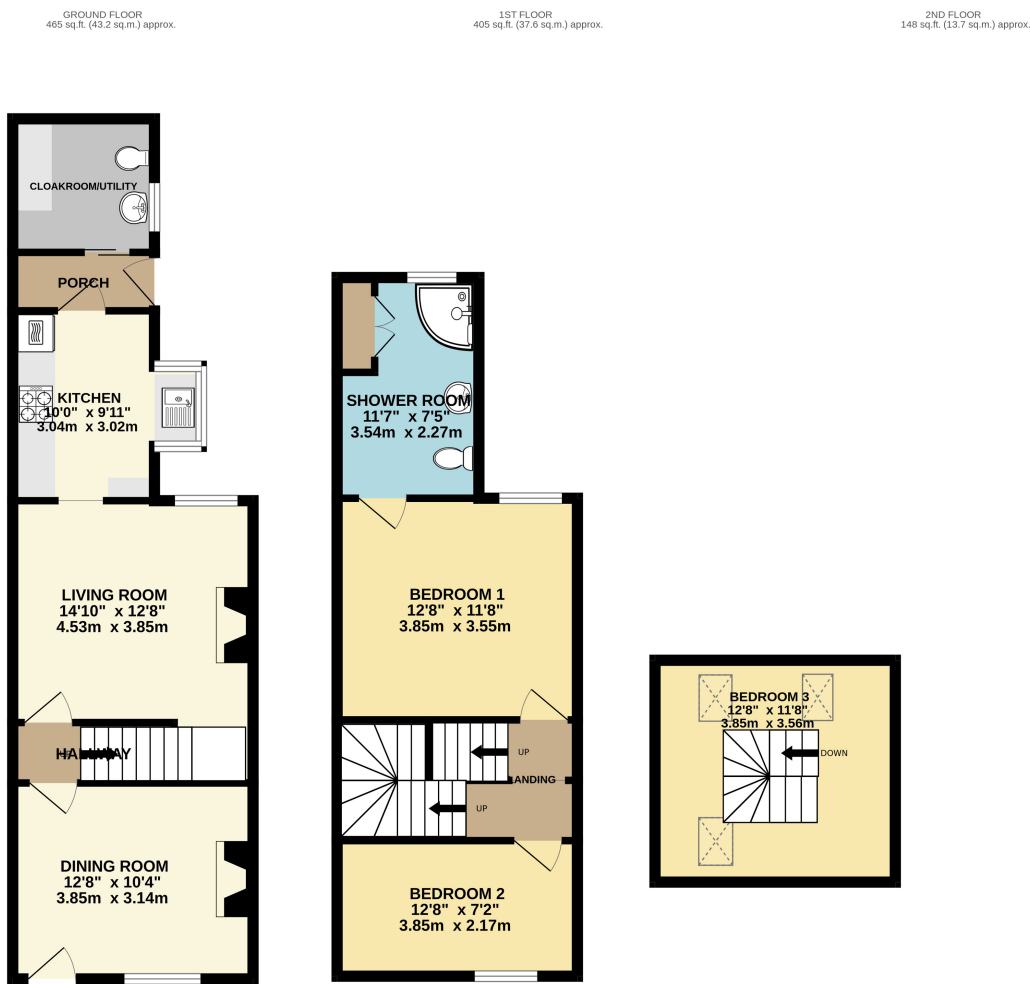
The property is well situated in a much-favoured and established location and is within walking distance of the highly rated Barton primary school and nursery. Other village amenities include a library, convenience store, medical centre and dentist, all a short walk away. For travelling, the A49 is a 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



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.

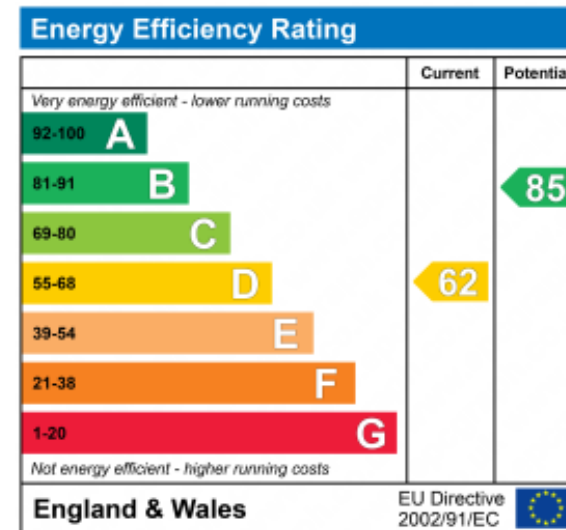
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## Important Information

- Council Tax Band: B
- Tenure: Freehold

## EPC Rating



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