



**8 Sweetbriar Close, Barnton, Northwich, Cheshire, CW8 4SH**

**£300,000 – No onward chain**

Offered for sale with no onward chain and pleasantly positioned within a quiet cul-de-sac, this well-presented link-detached home offers spacious and versatile accommodation throughout. The ground floor comprises an entrance porch, an open-plan lounge and dining area, a fitted kitchen, conservatory, and a ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking, leading to a garage with an electric door. To the rear is a low-maintenance garden, ideal for easy upkeep and outdoor enjoyment.

Viewing is highly recommended to fully appreciate the location and accommodation on offer.

## Accommodation

### **ENTRANCE PORCH**

Accessed via the entrance door and a door leads to the lounge.

### **LOUNGE & DINING ROOM 17' 11" x 23' 2" (5.47m x 7.07m)**

With a double glazed window to the front elevation, wall mounted radiator, useful under stairs storage, stairs rise to the first floor. Electric fire and surround. The dining area has laminate flooring, space for table and chairs, wall mounted radiator. Double glazed patio doors lead to the conservatory and a door leads to the kitchen.

### **KITCHEN 9' 1" x 9' 3" (2.79m x 2.84m)**

With a double glazed window to the rear elevation and a door leads to the rear hall. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl composite sink and mixer tap. Integrated oven and hob, space for fridge freezer and part tiled walls.

### **CONSERVATORY 9' 10" x 9' 11" (3.02m x 3.03m)**

Tiled flooring and a door leads to the garden.

### **GUEST WC**

With a double glazed opaque window to the rear elevation, low level WC, hand wash basin. Wall mounted boiler.

### **REAR HALL**

Doors lead to the rear garden, WC and garage.

### **LANDING**

With a double glazed window to the side and loft access.

### **BEDROOM ONE 11' 4" x 10' 6" (3.47m x 3.21m)**

With a double glazed window to the front elevation and wall mounted radiator.

### **BEDROOM TWO**

With a double glazed window to the rear elevation and wall mounted radiator. Double fitted wardrobes provide hanging and storage space.

### **BEDROOM THREE 7' 1" x 8' 1" (2.18m x 2.48m)**

With a double glazed window to the rear elevation and wall mounted radiator.

### **FAMILY BATHROOM**

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and paneled bath with shower over. Part tiled walls, wall mounted radiator and a cupboard housing the water tank.

### **EXTERNALLY**

To the front is a driveway which provides off road parking and leads to the garage. The rear garden is low maintenance with borders of well established shrubs.

### **GARAGE 8' 1" x 20' 10" (2.47m x 6.37m)**

With a electric door, power and lighting. Space and plumbing for washing machine.





Total area: approx. 103.2 sq. metres (1110.4 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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