



Barn Meadow | Northwich | CW8 4XD

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- Beautifully presented detached home
- Move in ready throughout
- 4 bedrooms and 2 bathrooms
- Garage and 3 car driveway

Beautifully presented detached family home offered in true move-in condition and available with no onward chain. This freehold property benefits from gas central heating with combi boiler and PVCu double glazing throughout. The ground floor comprises welcoming hall, cloakroom, attractive lounge opening into a PVCu double glazed

conservatory (built 2018), and an open plan kitchen/diner fitted with an excellent range of integrated appliances. To the first floor is a master bedroom with fitted wardrobes and upgraded en suite shower room, three further well-proportioned bedrooms, and family bathroom. Additional features include boarded loft space

with folding ladders. Externally there is a garage, 3 car driveway, enclosed landscaped low-maintenance gardens, and a versatile summer house/home office complete with power, lighting, telephone point and wall mounted heater. An exceptional home ready to enjoy.



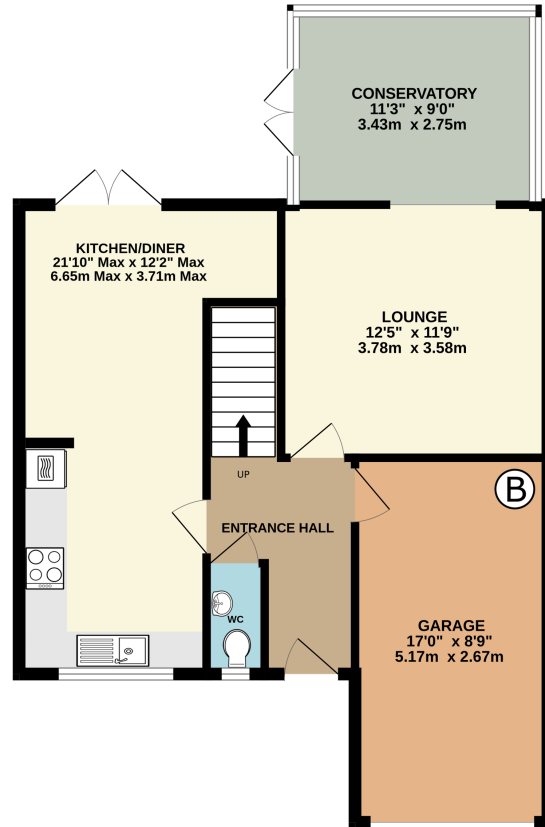
The house is well situated within a small cul de sac and is part of a much favoured and small development built in 1989. Only half a mile away is the town centre with many shops and national retailers, bars/restaurants, Odeon cinema, Waitrose supermarket against a picturesque marina and memorial court with swimming pool and gym. In Winnington there is a convenience store, medical centre, primary school. Victoria Infirmary is just 0.3 miles away. For commuting there are several major commercial centres which can easily be reached via the motorway network e.g. Manchester, Liverpool, Chester and Warrington. In contrast there are lovely local landmarks in the area such as Verdin Park, Marbury Country Park and Anderton Nature Reserve.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS** Cheshire West and Chester Tax Band D - Energy Efficiency Rating D

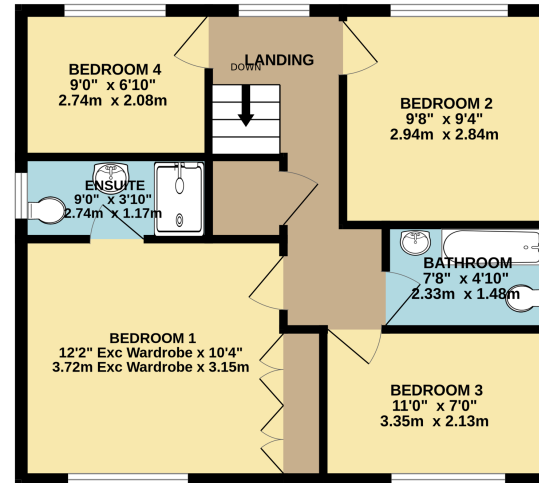
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

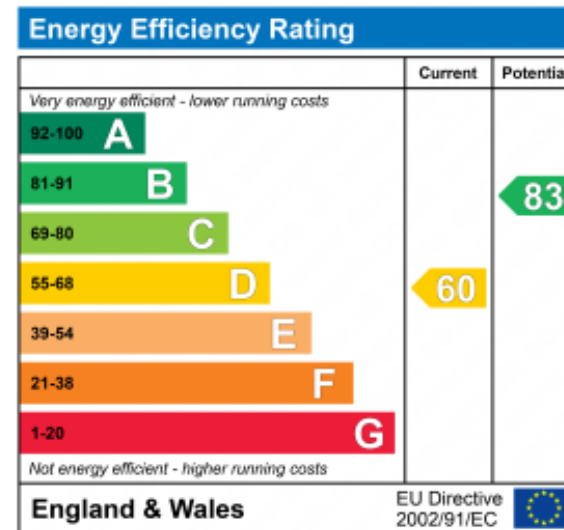
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

EPC Rating



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