



Elmwood Road | Barnton | CW8 4NG

EDWARD
mellor



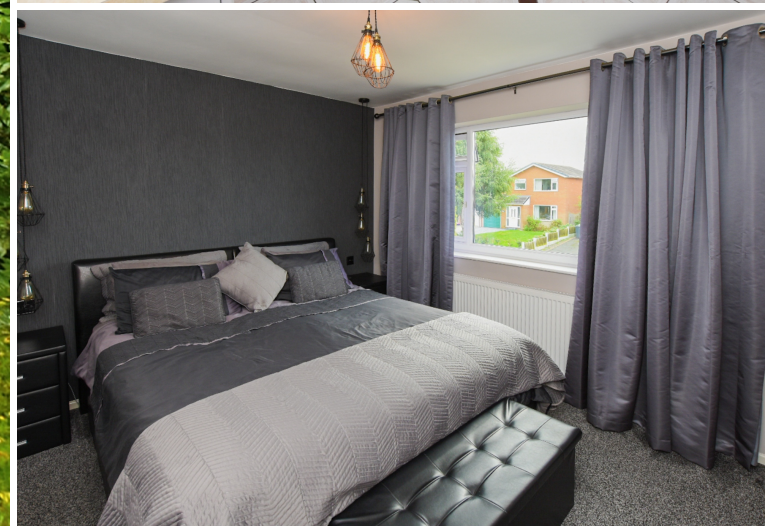
Features

- A beautifully presented 3 bed detached home
- Impressive lounge and conservatory
- Spacious dining kitchen and study
- On a large mature plot with excellent parking
- Favoured location near to countryside

An exceptional detached property which is situated on a large established plot with gardens laid out to three sides. There is also ample off road parking and a useful garage store with remote controlled door. The interior of the house has been superbly maintained and comes with gas central

heating with a recent combi boiler fitted, PVCu double glazing and energy efficient solar panels. The extended accommodation comprises entrance hall, 19ft lounge through to a lovely conservatory, attractive 19ft dining kitchen, study, cloakroom and utility room. To the first floor bedroom 1 has

a large store with excellent potential to convert to an en suite, 2 more bedrooms of which one is presently used as a dressing room and a family bathroom with separate shower. There are fold down steps to a loft space which is fully boarded and insulated with light.



Barnton village is a great location which is of appeal to many buyers for its close proximity to local amenities, countryside and major road links. Nearby are local shops, doctors, dentist, library and a highly rated junior school. There are also further educational facilities available in the nearby villages of Hartford and Weaverham. Local landmarks in the area include Marbury Country Park, Anderton Nature reserve with the historic boat lift and lovely canal side walks, all providing miles of delightful walks and cycle rides. For the business traveller the A49 and M56 motorway is easily accessible and connects to several major business centres in the north west.

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 Council Tax Band C- Energy Efficiency Rating Band B

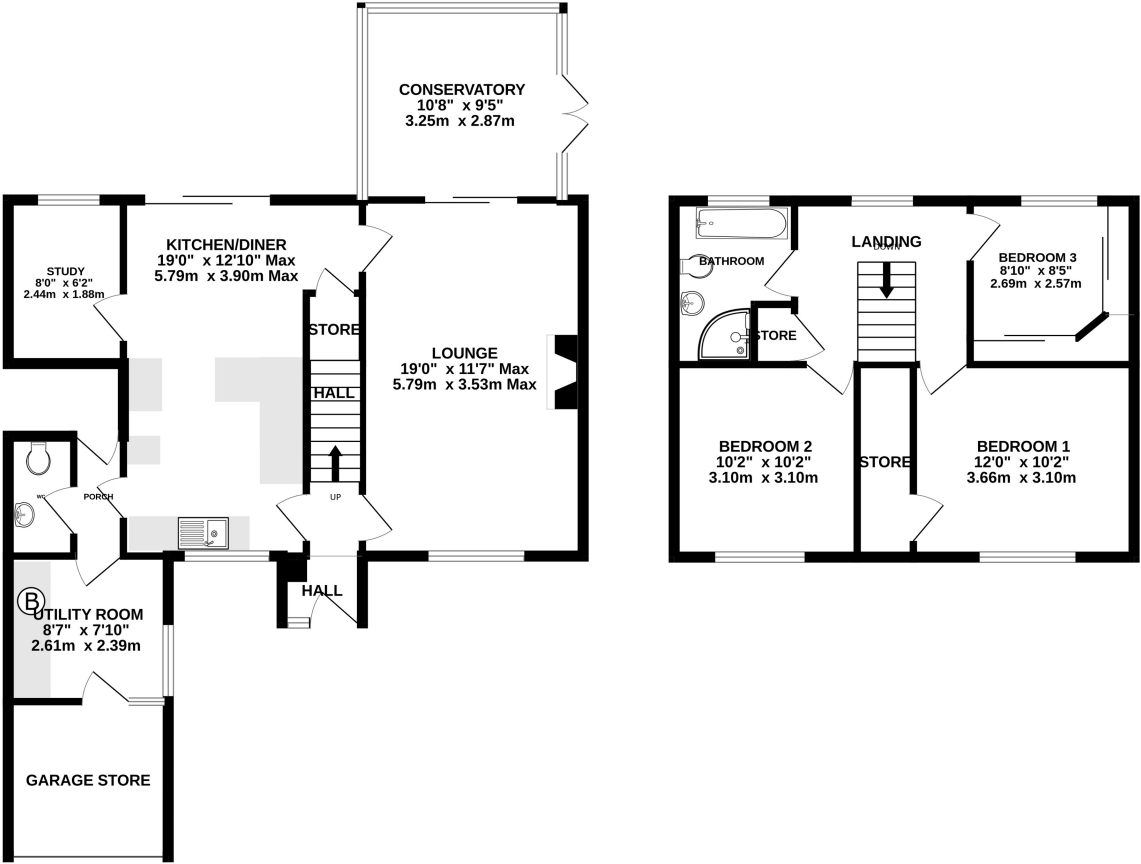


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR

1ST FLOOR

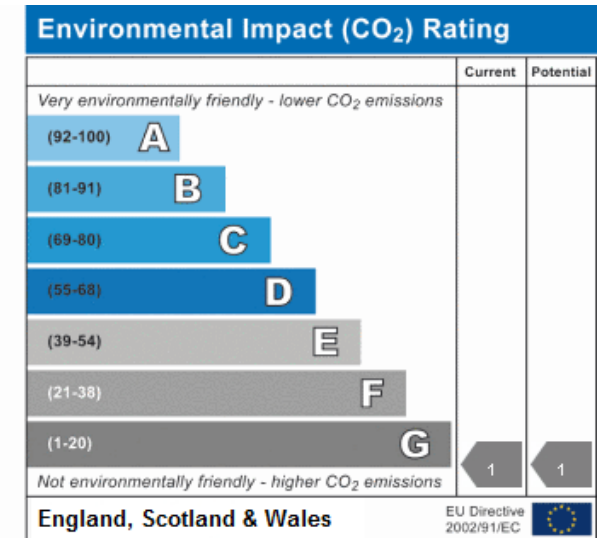
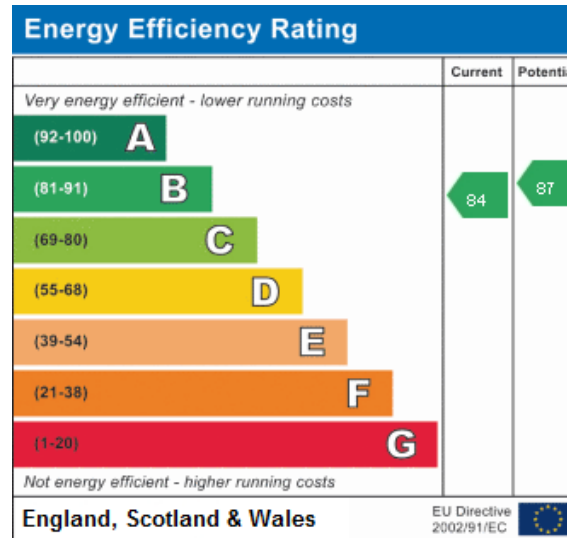


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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