



Springfield Crescent | Barnton | CW8 4PS

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- 3 bed semi detached family house
- Gas central heating & PVCu double glazed
- Excellent off road parking and lovely gardens
- Edge of estate with open front aspect

Chain-free purchase. A 1950s-built semi-detached family home benefiting from gas central heating with a regularly serviced combi boiler and PVCu double-glazed windows. The ground floor comprises an entrance hall leading to a spacious lounge/diner with patio doors to the garden and a

kitchen. On the first floor there are three well-proportioned bedrooms and a bathroom. Outside, the property offers an excellent driveway providing off-road parking for several vehicles. The front garden features mature hedging, while the fully enclosed rear garden provides a pleasant outdoor

space with a good degree of privacy plus having a useful brick outbuilding. The house is situated in a no-through road with a pleasant open front aspect while the rear is not directly overlooked, making it an attractive setting for family living.



The property is well situated in a long established and popular location and enjoys an open outlook from the front. Within walking distance is a highly rated junior school in Townfield Lane. Other village amenities include a library, convenience store, medical centre and dentist. For travelling, the A49 is a 5 minute drive which connects with the M56, 6 miles. Delightful open countryside is nearby and local landmarks include canal walks, Marbury Country Park and Anderton Nature Reserve. Northwich 2.9 miles, Stockton Heath 8.2 miles.

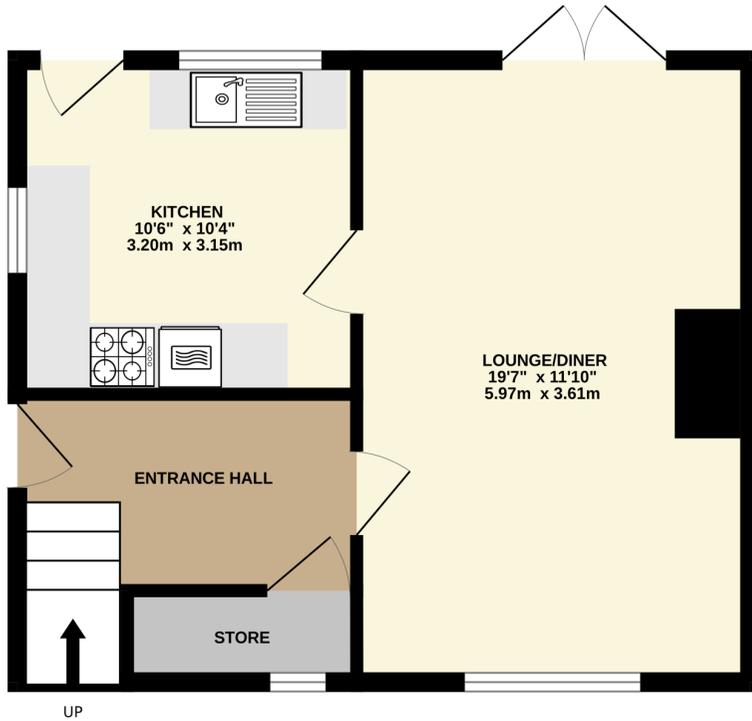
SERVICES - All main services are connected. **NOTE:** None of the fittings or services have been tested. Buyers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band B - Energy Efficiency Rating D. **TENURE**- The property is Freehold.



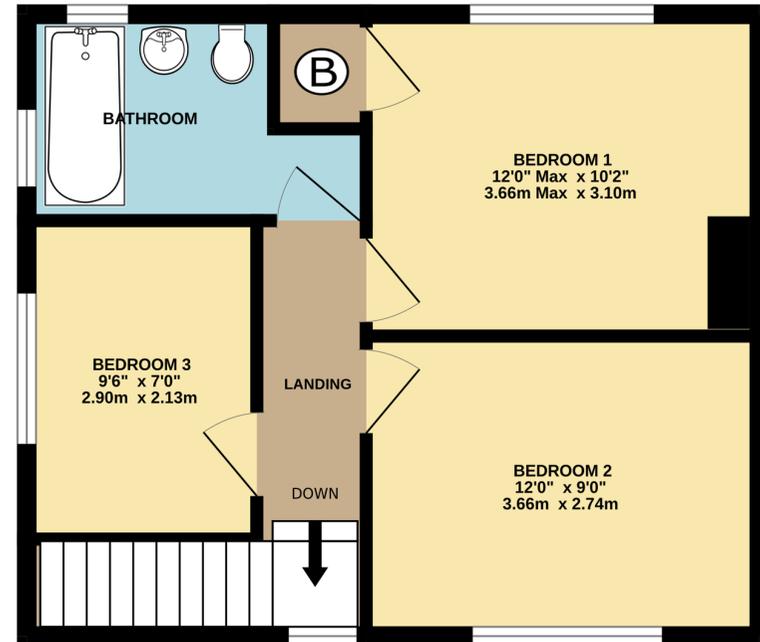
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

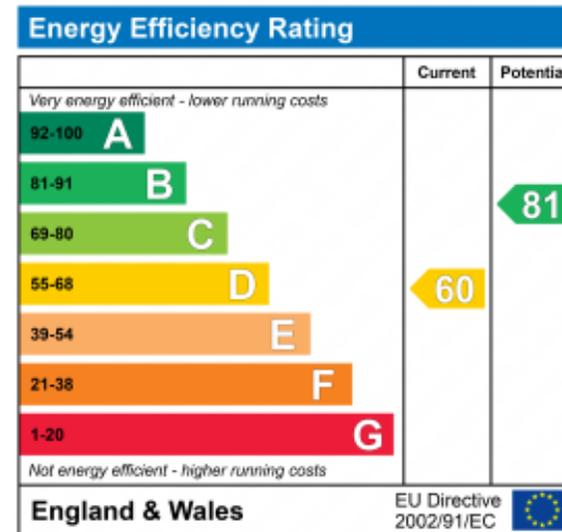
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



10, The Bull Ring, CW9 5BS
 T: 01606 455 14
 E: northwich@edwardmellor.co.uk

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