

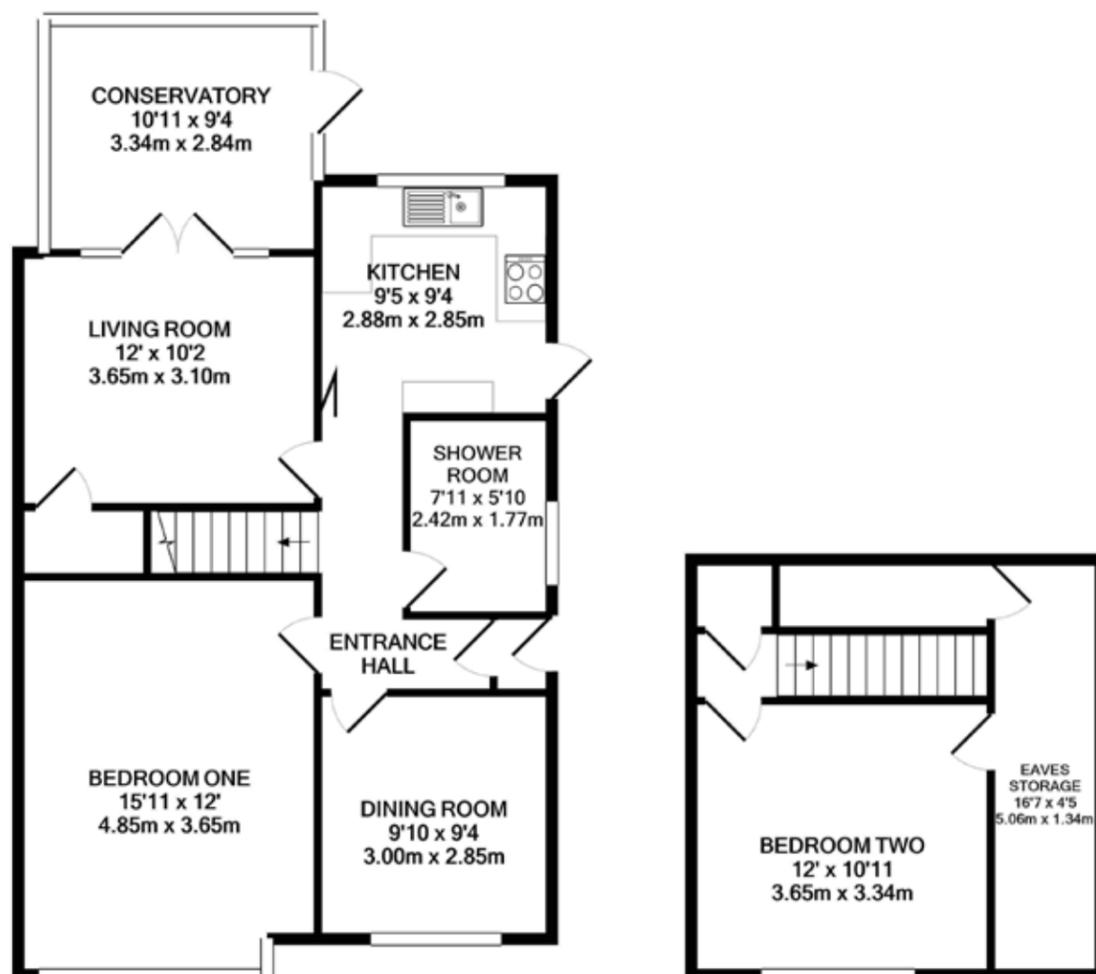


Floor Plans

(Not to scale)



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GROUND FLOOR
 APPROX. FLOOR AREA 728 SQ.FT. (67.7 SQ.M.)

1ST FLOOR
 APPROX. FLOOR AREA 272 SQ.FT. (25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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24 Hayes Drive

Barnton, Cheshire CW8 4JX

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Viewing is highly recommended for this recently improved three bedroom bungalow situated in a sought after location. Offered to the market with a completed chain this property benefits from well presented accommodation which briefly comprises; Entrance Hall, Living Room, Conservatory, Kitchen, Shower Room, Three Double Bedrooms and externally front and rear gardens with parking and a detached garage.

LOCATION

Barnton is a village on the outskirts of Northwich and is superb for those who commute, being just ten minutes from the M56 motorway. There are local amenities such as smaller convenience shops, however Northwich town centre is within very easy reach and caters for a larger and more diverse range of needs. Barnton has a primary school, and is also in the catchment for Weaverham and Hartford. The Trent and Mersey canal is close at hand for those who enjoy boating and further complements the beauty and rural feel of this village.

DIRECTIONS

Start: Bull Ring, High Street, Northwich CW9 5BN, UK Head east on Apple Market St towards Weaver Square Shopping Precinct then turn left onto Watling St/A533/A559, continue straight onto Watling St/A559, continue to follow A559, at the roundabout, take the 2nd exit onto New Warrington Rd/B5075, continue to follow New Warrington Rd, continue onto Ollershaw Ln/B5075, slight left onto Marston Ln/A559, continue to follow A559, turn left onto Budworth Ln, turn left onto Warrington Rd, continue onto Marbury Rd, continue onto New Rd, turn right onto Hough Ln, turn left onto Lydyett Ln, turn left onto Hayes Dr.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Porch

Wood effect laminate flooring. Door to:

Hallway

Radiator, fitted carpet, stairs to First Floor, smoke alarm.

Living Room

Double door to Conservatory, tiled floor, understairs storage cupboard, radiator, coving to ceiling.

Conservatory

UPVC double glazed windows to rear and side, UPVC double glazed door to side, tile effect vinyl flooring.

Kitchen

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, sink unit with chrome swan style mixer tap and drainer, UPVC double glazed window to rear, space for washing machine, space for fridge/freezer, space for dishwasher, engineered oak flooring, UPVC double glazed door to rear with opaque glass, 4 ring gas hob with extractor fan over, eye-level electric oven.

Bedroom One

UPVC double glazed window to front, fitted carpet, radiator, coving to ceiling.

Bedroom Three/Dining Room

UPVC double glazed window to front, fitted carpet, coving to ceiling.

Shower Room

Shower cubicle with wall mounted shower head over, UPVC double glazed opaque window to side, low level WC with push flush, wash hand basin with chrome mixer tap, heated towel rail, radiator, waterproof flooring, fully tiled walls.

FIRST FLOOR

Landing

Storage space, storage above stairs.

Bedroom Two

UPVC double glazed window to front, radiator, fitted carpet, under eaves storage.

OUTSIDE

Garden

There is a fully enclosed rear garden mostly laid to lawn with raised flower beds and a patio area ideal for outside entertainment. The front garden is well presented with well stocked flower beds and shrubs.

Garage

Up and over door, side pedestrian access, power and light. Parking for two vehicles.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band C.

POSTCODE

CW8 4JX

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

