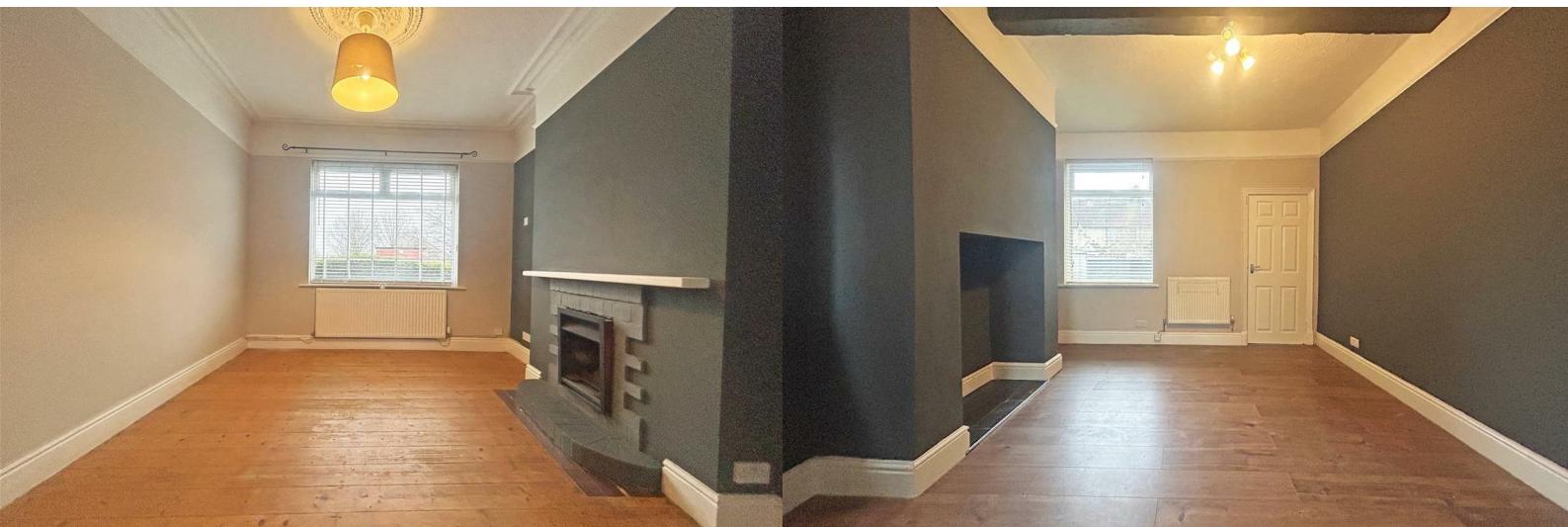




46 Nursery Road
Barnton, Northwich, CW8 4JY

£950 Per month



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Summary

Located in the charming village of Barnton, Northwich, this beautiful semi-detached property offers a unique blend of traditional charm and modern amenities. Built around 1900, this home boasts high ceilings and stunning features, including a traditional flooring entrance hallway, two reception rooms, and a well-equipped kitchen. The first floor features three bedrooms, with bedroom one showcasing a beautiful original fireplace. A modern family bathroom with a three-piece suite completes the upstairs living space, perfect for families looking to settle into their new home.

Situated in a peaceful location, this property offers on-road parking and a low maintenance rear garden, providing the perfect space to relax and unwind. Step outside and enjoy views over a park to the front, ideal for families looking for outdoor recreation.

Barnton is ideally positioned for commuters, with easy access to the A49, M56, and M6 motorways. Greenbank and Acton Bridge train stations are just a 10-minute drive away, offering convenient transportation options. Local schools such as Barnton Community Primary School & Nursery, Hartford High School, and Weaverham High School are within a short drive, making this property ideal for families with children.

For daily essentials, the Co-operative in Barnton is just a stone's throw away, while Northwich town centre provides larger supermarkets and restaurants a mere 10-minute drive from your doorstep. The area also offers plenty of leisure and recreational opportunities, with the Trent and Mersey Canal and Anderton Nature Park nearby.

Northwich is a historic market town with excellent commuter links and a thriving town centre boasting a variety of shops and amenities. Whether you're looking to explore the local parks, enjoy a meal at one of the nearby restaurants, or browse the shops at Barons Quay, there's something for everyone to enjoy in this vibrant community.

This property is in excellent condition and ready for you to

move in. Don't miss the opportunity to make this charming home your own – schedule a viewing today.

Barnton

This charming property is situated in the quaint village of Barnton, just on the outskirts of Northwich. Perfect for commuters, it is only a ten-minute drive from the M56 motorway, offering easy access to Chester, North Wales, and Manchester.

Within the village, residents can enjoy local amenities such as convenience shops, a primary school, and access to the picturesque Trent and Mersey canal for boating enthusiasts. Barnton is also within the catchment area for the esteemed Weaverham and Hartford schools, providing excellent educational opportunities for families.

Neighbouring Winsford offers a range of amenities including local shops, a petrol station, public houses, a garden centre/cafe, playing fields, and is just a short distance from Northwich Town Centre. Northwich, a historic market town located in the heart of Cheshire, boasts excellent transport links with easy access to major roadways and railway stations for convenient travel throughout the region.

The town centre has undergone an exciting rejuvenation programme, with the popular Barons Quay providing a thriving leisure and retail quarter, including a multi-screen Odeon cinema, H&M, Asda superstore, and a multi-storey car park. The nearby Hayhurst Quay scheme offers a vibrant waterfront development with a marina, restaurants, and a large Waitrose food superstore, adding to the area's charm.

For nature enthusiasts, Anderton Nature Park and Marbury Country Park are just a few minutes' drive away. These parks offer stunning landscapes, diverse habitats, and numerous walking and cycling paths for outdoor enthusiasts to explore and enjoy. Marbury Country Park sits within the Northwich Woodlands, a vast area of parklands with various activities for nature lovers, families, and cyclists alike.

This property is ideally located, offering the perfect

combination of village tranquility, easy commuting access, and a range of nearby amenities and attractions. Don't miss the chance to view this exceptional home in a prime location.

Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Hallway

3'6" x 14'6" (1.08 x 4.44)

Living Room

10'9" x 11'9" (3.29 x 3.59)

Dining Room

12'9" x 11'10" (3.89 x 3.61)

Kitchen

10'5" x 7'4" (3.20 x 2.24)

Storage

2'10" x 7'4" (0.87 x 2.24)

First Floor

Landing

5'2" x 19'5" (1.58 x 5.92)

Bedroom One

14'10" x 11'10" (4.53 x 3.63)

Bedroom Two

9'4" x 12'8" (2.86 x 3.87)

Bedroom Three

8'10" x 8'9" (2.71 x 2.68)

Family Bathroom

5'11" x 6'0" (1.81 x 1.85)

Externally

Rear Garden

Energy Performance Rating

Current Rating: E

Local Authority

Cheshire West & Chester Band B

Viewing

Strictly by appointment only. Call New Adventure Homes today!

Property to Sell or Let?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724



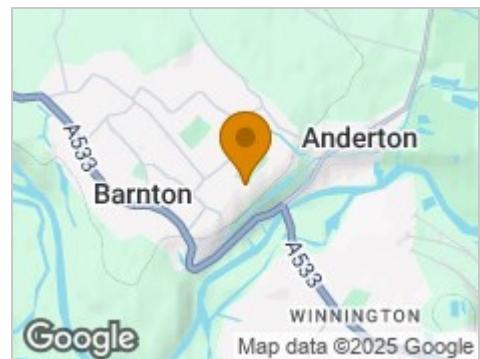
Road Map



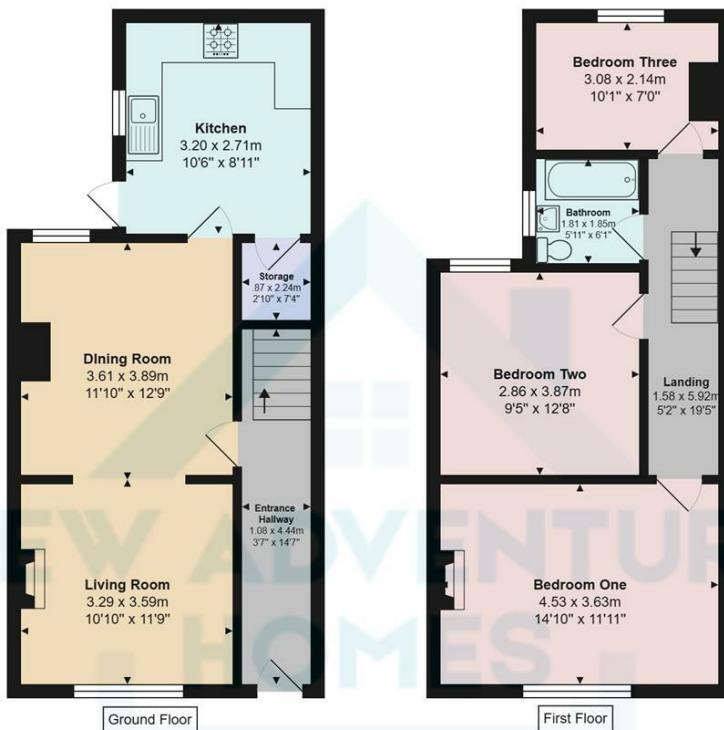
Hybrid Map



Terrain Map



Floor Plan



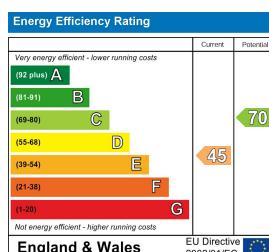
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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