









# 1 Barley Fields, Warrington Road

Mere, Knutsford

Barley Fields is an exclusive gated development of just four high specification detached family houses in Mere constructed in 2021, offering the perfect blend of traditional and contemporary style with high specification kitchens, quality fitted appliances and beautifully appointed bathroom suites.

Council Tax band: F

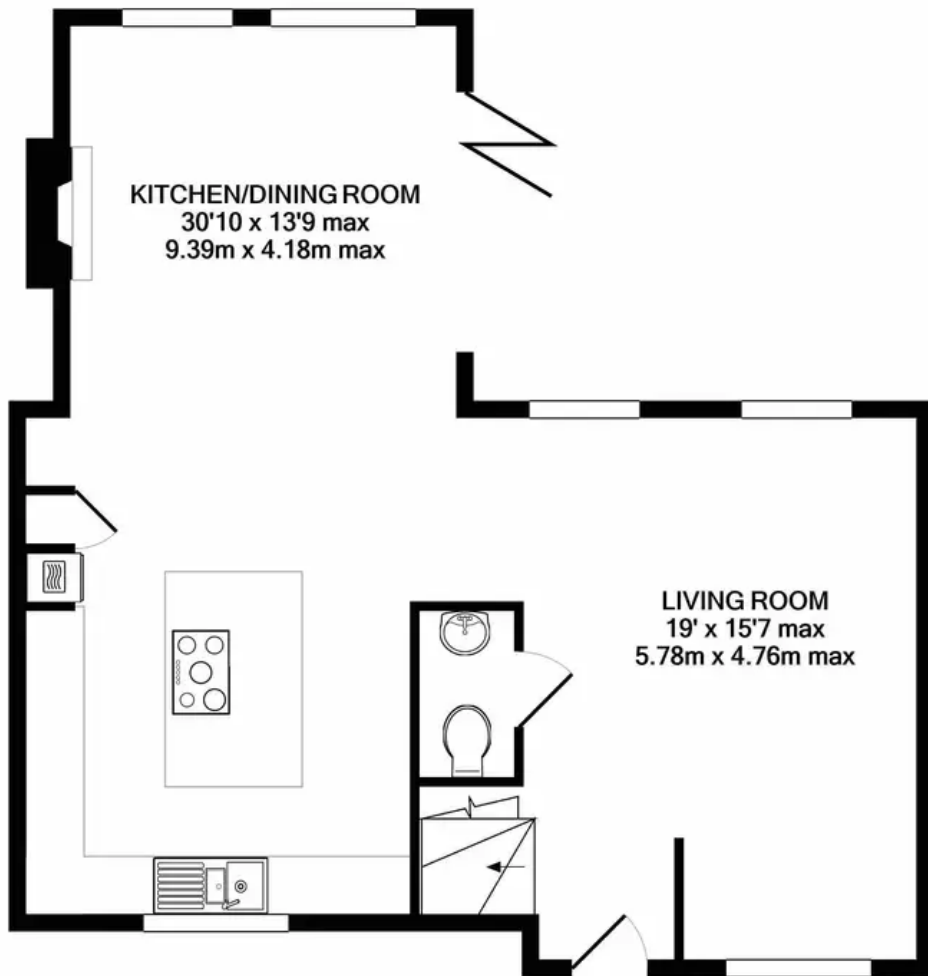
Tenure: Freehold

EPC Energy Efficiency Rating: B

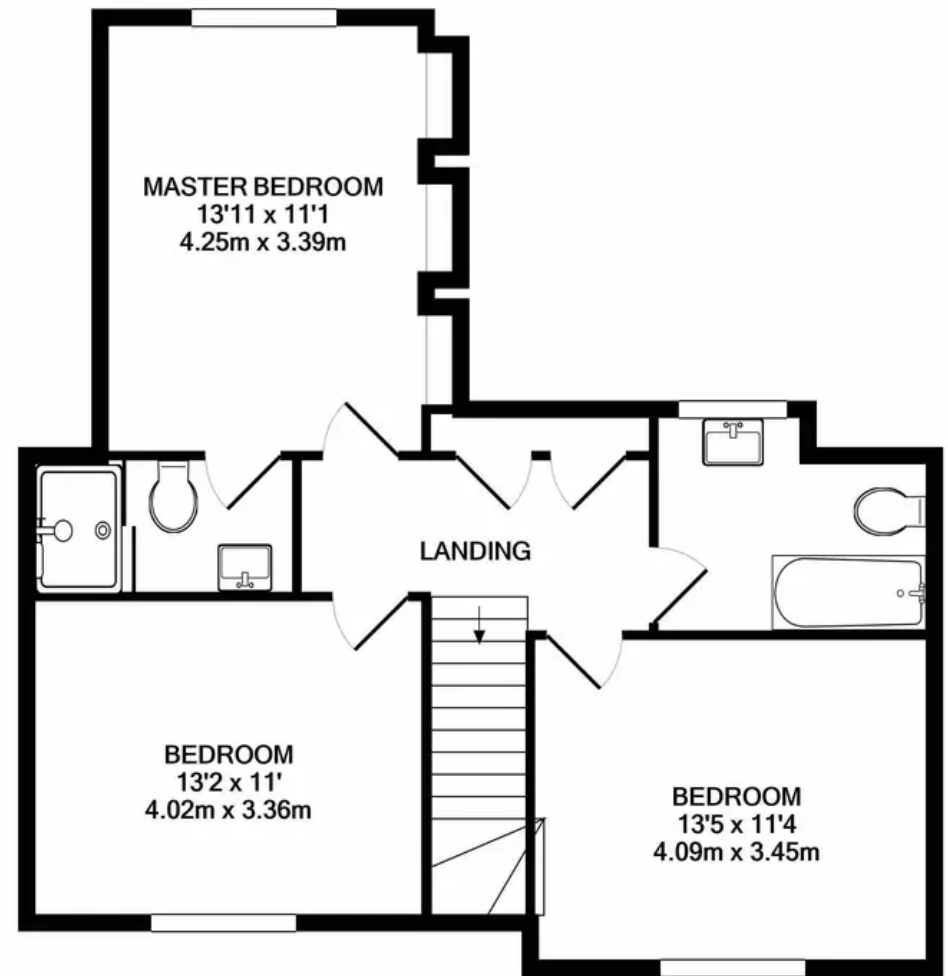
EPC Environmental Impact Rating: B

- Exclusive gated development of just four bespoke houses
- High specification throughout including underfloor heating to the ground floor
- Three generously proportioned bedrooms and two bathrooms
- Secure parking for two vehicles
- Easy access to the motorway network, Knutsford, Altrincham and Lymm
- Lovely rear garden with a high degree of privacy





GROUND FLOOR  
APPROX. FLOOR  
AREA 746 SQ.FT.  
(69.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1456 SQ.FT. (135.3 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

Made with Metropix ©2019





## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.