



35 Meadow Drive, Barnton, Northwich, Cheshire, CW8 4PL
£180,000

Situated in a popular residential area, this extended and well-presented mid-terraced home is perfect for families and first-time buyers alike. Step inside to a welcoming entrance hall leading to a spacious lounge through diner, ideal for both relaxing and entertaining. A bright garden room offers additional living space, complemented by a well-planned kitchen, rear hall and practical utility room. Upstairs, you'll find three comfortable bedrooms, a modern shower room and a separate WC. Outside, the property enjoys attractive gardens to both the front and rear, providing plenty of space for outdoor enjoyment.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, tiled flooring, cupboard providing storage, doors lead to the lounge and kitchen and stairs rise to the first floor.

LOUNGE/DINER/GARDEN ROOM 12' 4" x 29' 7" (3.76m x 9.02m)

With a double glazed window to the front elevation, laminate flooring, living flame gas fire and surround, double glazed window to the rear elevation and double glazed French doors lead to the garden.

KITCHEN 9' 33" x 13' 8" (3.58m x 4.17m)

With a double glazed window to the rear elevation and a door leads to the rear hall. The kitchen is fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and hob with extraction over, space for fridge, space and plumbing for dishwasher and space for American style fridge freezer.

REAR HALL

Doors lead to the garden and utility area.

UTILITY ROOM 8' 05" x 7' 29" (2.57m x 2.87m)

With double glazed windows to the side and rear elevations. Tiled flooring, WC, space and plumbing for washing machine and dryer.

LANDING

Loft access, cupboard housing boiler and doors lead to all rooms.

BEDROOM ONE 13' 6" x 12' 3" (4.11m x 3.73m)

With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM TWO 12' 1" x 12' 5" (3.68m x 3.78m)

With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM THREE 9' 06" x 8' 42" (2.9m x 3.51m)

With a double glazed window to the rear elevation and wall mounted radiator.

SHOWER ROOM

With a double glazed opaque window to the rear elevation. Fitted with a double shower tray and shower, hand wash basin.

WC

With a double glazed window to the rear elevation and WC.

EXTERNALLY

To the front is a path leading to the entrance door, laid to lawn to the front and side access. The rear garden has a feature decked area, perfect for al-fresco dining.





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 furniture, fixtures and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreage 12/2020

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.