



FEATURES

- Online auction date 4 & 5 March 2026
- Three bedroom semi-detached house
- Freehold
- Currently occupied
- Current rent of £6,240 pa
- Guide price £112,500+
- To be sold with tenant in situ
- Rear garden
- On street parking
- Cul-de-sac location

Guide Price: £112,500+

House - Semi-Detached

16 Manor Drive
Barnton
Northwich
CW8 4ET

OVERVIEW

A semi-detached house for sale by online auction. The accommodation is arranged over ground and first floors.

There is on street parking provision on Manor Drive. The garden is to the rear of the property and to front there is a small area of outside space.

Internally at ground floor level ,the living room extends from the front to the rear elevation. The garage has been converted to provide additional kitchen space at the rear of the property. Off the kitchen, there is a separate cloakroom and W.C.. To the first floor, there are three bedrooms and one bathroom.

The property is situated on the southeast side of Manor Drive, which links in with Runcorn Road to the west. Runcorn Road is the main road linking Northwich to the south and Barnton to the north.

Lot No. 3

Auction date 4 & 5 March 2026

Council Tax

The property is rated within council tax band B.

EPC

The EPC is available here
<https://find-energy-certificate.service.gov.uk/energy-certificate/2081-1261-0411-6014-8345>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Freehold

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Buyers Premium

3% (min. £4,500) inc. VAT

Deposit

10% deposit payable in addition to the Buyer's Premium

Viewings

External viewings only.

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warrantied to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.