



Guide Price: £95,000+

### 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-certificates/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.

### FEATURES

- Online auction date 4 & 5 March 2026
- Three bedroom semi-detached house
- Freehold
- Currently occupied
- Current rent of £6,240 pa
- Guide price £95,000+
- To be sold with tenant in situ
- Rear garden
- On street parking
- Cul-de-sac location

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