



## 14 Bar Hill

CW3 9QD

**Offers In The Region Of £240,000**



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STEPHENSON BROWNE



**NO ONWARDS CHAIN.** A delightful, extended semi-detached home offering enormous potential for renovation and modernisation, a unique opportunity to live in a highly sought after part of Madeley village and create a bespoke long term home.

The residence hosts two generously sized reception rooms, both with bay fronting with a lounge to the front aspect and a dining room to the side. Separate entrance porch/side hallway from the side providing access to storage, a WC and the kitchen which looks over the garden.

To the upstairs, the home offers a unique layout that maximizes the space on offer to create three double bedrooms, further to a useful study/extra bedroom space on the landing between the main landing and the rear bedroom. Four piece upstairs family bathroom with storage cupboard. The rear most bedroom also contains a showering cubicle.

Externally, the home is approached by a long driveway with car passageway through, suitable for parking for multiple vehicles. Pleasant walled front garden. Access to a garage and rear utility/workshop offering excellent storage space. Generous garden to the rear, laid mostly to lawn with a patio area and enclosed mature borders.

No onwards vendor chain.

In person viewing essential to fully appreciate.





**Living Room**  
15'10" x 14'10"

**Dining Room**  
13'7" x 8'5"

**Inner Hallway**  
7'8" x 5'8"

**Downstairs WC**  
5'2" x 3'2"

**Kitchen**  
16'0" x 8'9"

**Landing**  
16'9" x 2'8"

**Bedroom One (Front)**  
15'4" x 9'10"

**Bedroom Two (Front)**  
11'6" x 11'2"

**Landing/Study/Bedroom Four**  
10'3" x 9'6"

**Inner Landing**  
10'8" x 2'4"

**Bathroom**  
14'6" x 5'10"

**Bedroom Three (Rear)**  
14'11" max x 10'5"

**Garage**  
16'1" x 11'7"

**Utility / Workshop**  
10'7" x 10'0"





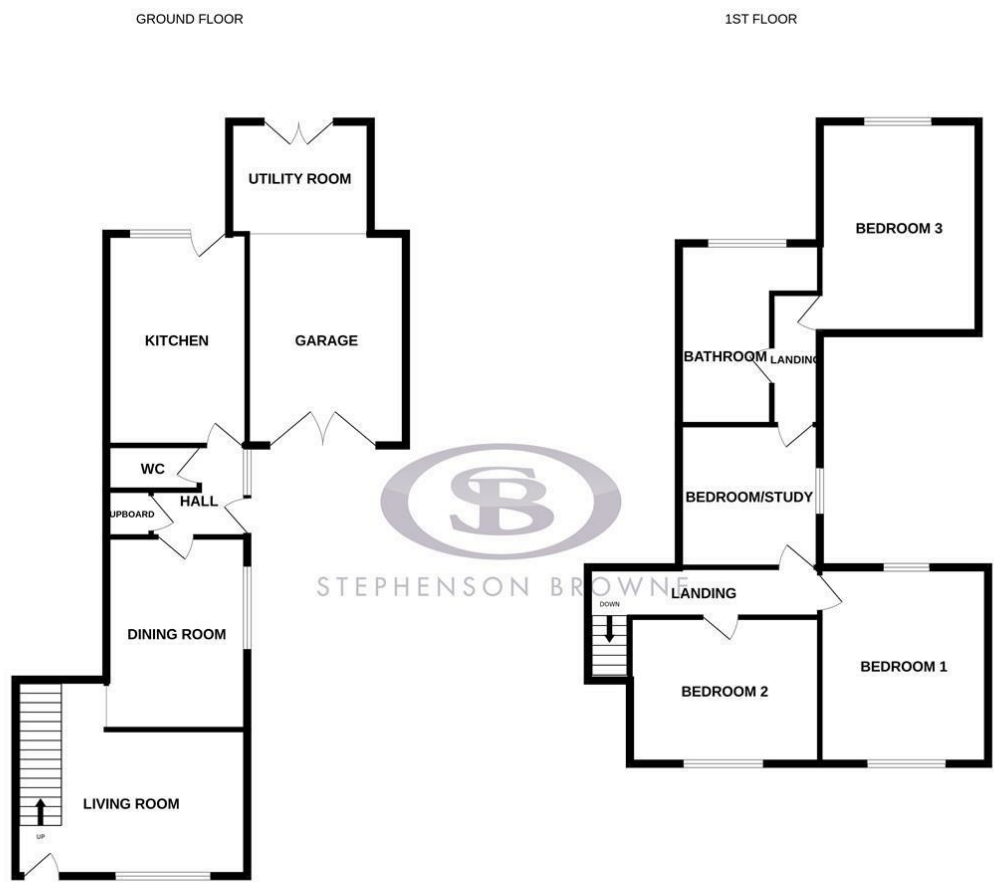
- NO ONWARDS CHAIN
- Generous Proportions Throughout
- Three Bedrooms Upstairs
- Spacious Landing Area
- Two Reception Rooms
- Rear Aspect Kitchen
- Downstairs WC and Upstairs Four Piece Bathroom
- Driveway Parking and Large Workshop/Garage
- Large Private Enclosed Rear Garden
- Enviaible Madeley Village Location







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.  
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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