



2 Barleycroft Terrace

ST7 3HS

Guide Price £169,995



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STEPHENSON BROWNE

NO ONWARD CHAIN, PLENTY OF POTENTIAL & PERFECT INVESTMENT/FIRST TIME BUY - A spacious, two double bedroom end-terrace cottage being situated in a pleasant, quiet position within the confines of Scholar Green. The property is positioned just a stones throw from picturesque canal-side walks and a local country pub in addition to a range of handy day-to-day amenities and primary schooling that Scholar Green has to offer.

Accompanying the property are a number of features to note, some of which include: double glazing throughout, a full gas central heating system, two sizeable reception rooms opened up to create a large lounge/dining room with feature gas fire, a fitted kitchen with space for a range of white goods and a downstairs WC with separate bathroom. Upstairs, there are two well planned, double bedrooms, both of which enjoy built-in bedroom furniture/wardrobes.

Externally, to the front there is an enclosed forecourt and to the rear there is a low maintenance garden with a paved patio area to enjoy in the summer months and a detached, brick-built garage/workshop with power and lighting.

To fully appreciate the properties true size, potential and position, early viewing is highly recommended!

Accommodation

Having a uPVC double glazed panelled door opening into:

Open Plan Lounge/Diner

22'6" x 12'3" (6.859 x 3.746)

(overall)

Lounge Area

With ceiling light, coving, double glazed window to front elevation, two radiators, two wall lights, a useful understairs storage cupboard with shelving.

Dining Area

With dual aspect double glazed windows to side and rear elevation, coving, decorative ceiling light, a feature fireplace housing a gas living flame effect fire with tiled hearth and surround, stairs to first floor, door into:

Kitchen

9'9" x 8'3" (2.995 x 2.525)

With vinyl flooring, double glazed window to side elevation, extractor point, ceiling light, a wall mounted gas boiler serving central heating and domestic hot water systems, a wall mounted thermostat, radiator, range of wall, base and drawer units with quartz effect working surfaces over incorporating a stainless steel sink/drainer unit with mixer tap and cupboard below, space and plumbing for automatic washing machine, space for freestanding cooker, fully tiled walls, door into:

Inner Lobby

Having a continuation of the contemporary vinyl flooring from the kitchen area, uPVC double glazed panelled door to side elevation, fully tiled walls, Door into:

WC

With double glazed privacy window to rear elevation, extractor point, ceiling light, radiator and a low-level WC.

Bathroom

With a continuation of the vinyl flooring, double glazed uPVC window to rear elevation, extractor point radiator and a two-piece suite comprising of: a pedestal hand wash basin with brass effect taps and a panel bath with separate electric shower over.





First Floor Landing

With doors to both bedrooms, access to loft space via loft hatch, pendant light, coving, door into:

Bedroom One

12'4" x 10'0" (3.765 x 3.066)

A spacious double room with double glazed window to front elevation, pendant light, coving, radiator, telephone point, TV point and a built-in double storage cupboard with shelving and overhead storage units.

Bedroom Two

12'1" x 9'4" (3.686 x 2.853)

With a double glazed window to rear elevation, radiator, coving, a range of built-in bedroom furniture to include two double wardrobes overhead storage units and shelving, a radiator, ample power points and a built-in airing cupboard housing the hot water cylinder.

Detached Garage

16'0" x 12'1" (4.887 x 3.687)

With double doors to front, power, lighting, dual aspect glazed windows to side and rear elevations.

Externally

The property is approached via an enclosed forecourt garden with a paved pathway leading to the entrance door and the retaining wall to front.

The rear also enjoys ease of maintenance with an outside light, laid-to gravel section, both fence and retaining wall boundaries to all sides, a greenhouse and at the foot of the garden there is a pathway around the side of the garage leading to an additional garden store.

Council Tax Band

The council tax band for this property is A.

NB: Tenure

We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Land Registry

Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

NB: Copyright

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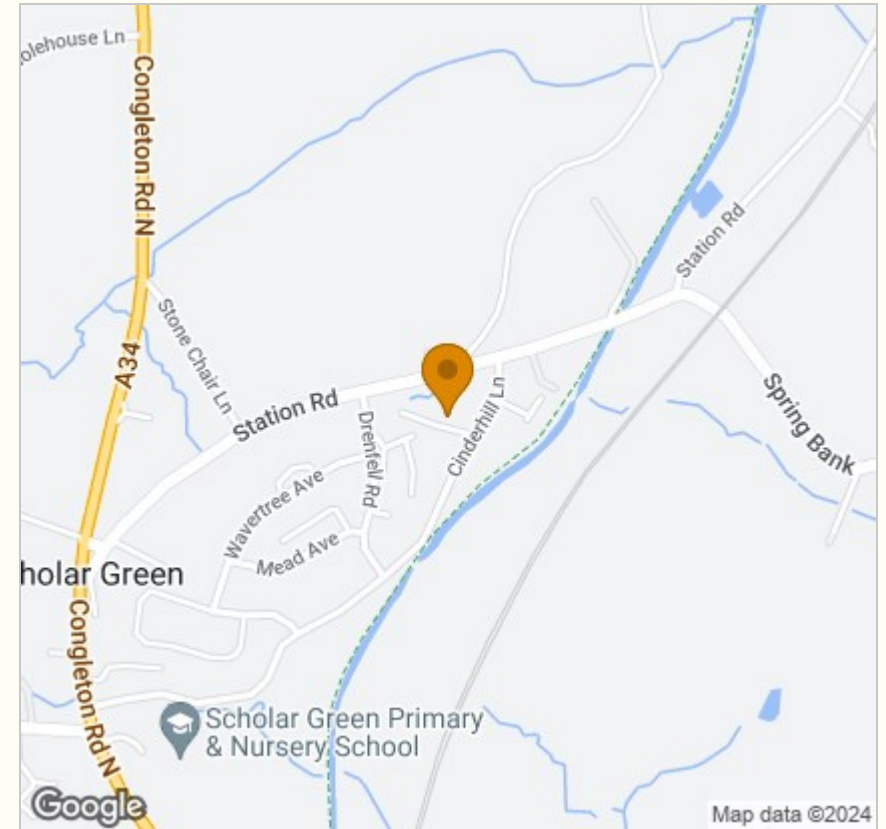
Floor Plan



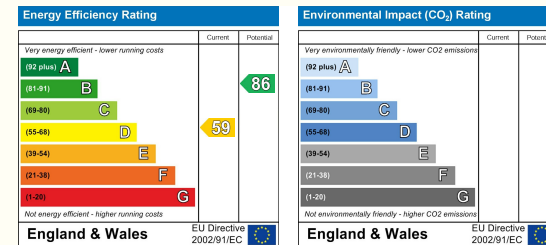
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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