



2 Radway Green Barns

CW1 5UJ

£475,000



4



2



1



D

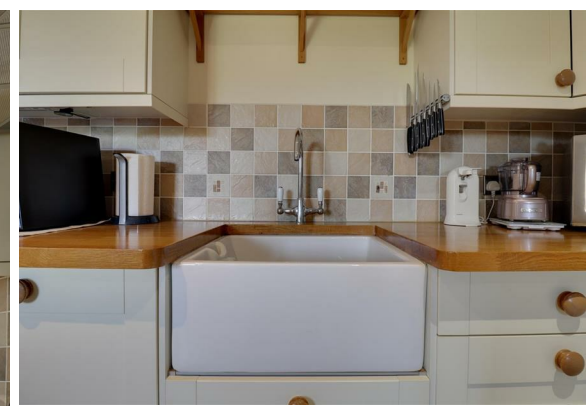


STEPHENSON BROWNE

STUNNING BARN CONVERSION - NO CHAIN - Radway Green Barns is a small development of just three homes, enjoying rural panoramic views across fields to the rear. The barns themselves have been sympathetically refurbished in 2010 with careful attention to detail. The property has been skillfully fitted with the high quality fixtures and fittings and offers spacious accommodation throughout.

Entering the home through the entrance hall, with access to all rooms. The kitchen diner space offers exceptional cupboard space, breakfast bar and a vast array of integrated appliances. There is also a separate utility room. The impressive dining room opens to the lounge, having two sets of French doors opening to the rear garden, with fields to the rear. This is a really superb space for entertaining and for relaxing. From the hallway there is a coat/shoe store and a handy WC. Leading upstairs, the principal suite offers a range of fitted furniture with separate en-suite. There is a further bedroom to the rear with views into the distance, together with two further double bedrooms. Parking is not an issue, with the development having two parking spaces and a further driveway to the rear offering parking.

Radway Green Barns is situated on the cusp of Alsager, offering excellent access to North West Motorway networks, the M6 motorway and A500 are within easy reach. Trunk roads provide a link between Stoke-On-Trent and Manchester, as do local railway stations at nearby Crewe & Alsager.



Entrance Hall

Wood panelled entrance door with double glazed insets. Doors to all rooms. Stairs to the first floor. Double panel radiator. Understairs storage cupboard. Inset spotlighting. Two double glazed windows to the front elevation.

Kitchen/Diner

19'3" x 12'5"

Double glazed window to the rear elevation. Wooden panelled door with double glazed insets opening to the rear garden. Range of wall, base and drawer units with oak work surfaces over incorporating a Belfast sink with mixer tap. Space for range cooker with extractor canopy over. Integrated dishwasher and fridge freezer. Double panel radiator. Inset spotlighting. Door into:-

Utility Room

7'2" x 6'6"

Double glazed door opening to the rear garden. Wall units, work surfaces with space and plumbing for a washing machine and dryer. Wall mounted gas central heating boiler.

Dining Room

12'11" x 14'1"

Double glazed window to the side elevation. Double panel radiator. Inset spotlighting.

Lounge

14'2" x 15'2"

Double panel radiator. Telephone point. French doors to the rear and side elevations opening to the rear garden.

Downstairs WC

4'7" x 6'10"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Heated towel rail.

First Floor Landing

Doors to all rooms. Storage cupboard housing the hot water cylinder.

Principal Bedroom

15'2" x 14'3"

Double glazed window to the rear elevation. Double panel radiator. A range of fitted bedroom furniture including drawers, wardrobes with hanging rail and shelving, and a dressing table. Inset spotlighting. Door into:-

En-Suite

7'2" x 5'5"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a shower cubicle with shower over. Shaver point. Heated towel rail. Inset spotlighting.



Bedroom Two

10'11" x 10'5"

Double glazed porthole window to the side elevation. Double panel radiator. Fitted wardrobe with hanging rail and shelving. Fitted wardrobes with mirrored sliding doors, hanging rail and shelving.

Bedroom Three

8'7" x 11'10"

Double panel radiator. Double glazed porthole window to the front elevation. TV aerial and telephone points.

Bedroom Four

11'9" x 8'6"

Double panel radiator. Skylight. Inset spotlighting. TV aerial point.

Family Bathroom

11'7" x 8'0"

Four piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap, tiled bath with mixer tap and a double shower cubicle with shower over. Partly tiled walls. Heated towel rail. Shaver point.

Externally

The property is approached by a gravelled driveway to the courtyard, with parking provided for the three barns. The rear garden is tiered having two separate patio areas providing ample space for garden furniture., enjoying an open aspect to the rear. Also partially laid to lawn with two separate lawned areas. Access gate to the rear providing access to additional off road parking.

Council Tax Band

The council tax band for this property is E.

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: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.





Floor Plan



Ground Floor
Floor area 80.7 sq.m. (868 sq.ft.)

First Floor
Floor area 81.0 sq.m. (871 sq.ft.)

Total floor area: 161.6 sq.m. (1,740 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk