



## 2 Radway Green Barns

CW1 5UJ

**£475,000**



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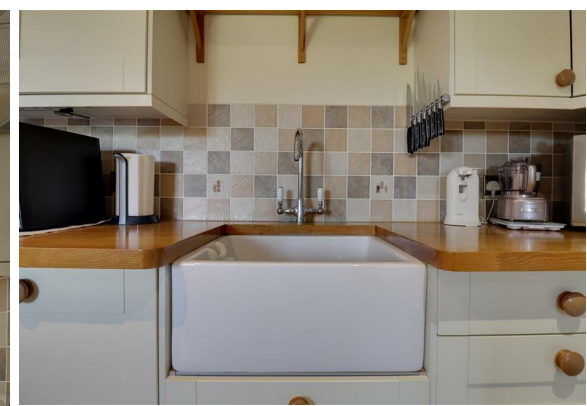
STEPHENSON BROWNE



**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 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**

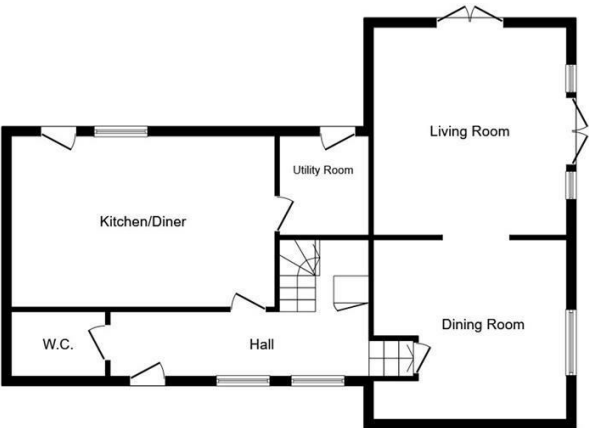
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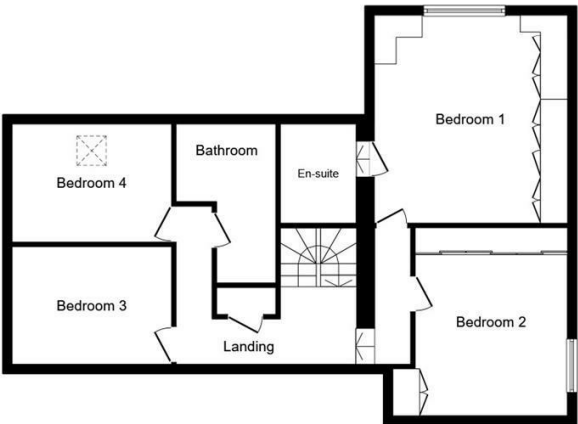




Floor Plan



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](http://www.Propertybox.io)

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	74

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

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