



56 Bar Hill, Madeley, Crewe, CW3 9QD.
Guide Price £250,000-£300,000

Whittaker ^{Est. 1930}
& Biggs

56 Bar Hill, Madeley

This detached cottage is located on the outskirts of Madeley Village and benefits from open farmland to the front and rear.

The property is in need of substantial modernisation or redevelopment and there may be potential to construct more than one property on the site subject to obtaining the appropriate planning and other approvals.

The Labour Government has announced plans to reform the National Planning Policy Framework (NPPF). The reforms aim to streamline the planning process and restore mandatory housing targets.

The site area is 0.27 acres (0.106 hectares) or thereabouts.

At present the accommodation comprises of an entrance porch, lounge, dining room, kitchen and a shower room to the ground floor with two bedrooms and shower room to the first floor.

Outside there is a detached double garage

Madeley is a quaint village and a local beauty spot. Madeley Pool is only a short walk from this property.

The Potteries conurbation and Crewe are within a short commute and the nearby M6 facilitates access further afield.



ACCOMMODATION

Ground Floor

Entrance Porch

Having a half base wall with double glazed windows and front entrance door.

Kitchen

A range of base and wall units with double drainer sink unit.

Pantry

Dining Room 12' 8" x 13' 0" (3.86m x 3.96m)

French doors leading into the garden, Having a stone effect fireplace with gas fire and timber mantle, wall light points, exposed beams to ceiling, double glazed window to the front aspect, radiator. UPVC double glazed French doors leading out into the gardens.

Vestibule

Shower Room 8' 3" x 4' 5" (2.51m x 1.35m)

W.C. pedestal wash hand basin, walk in shower

Lounge 12' 7" x 11' 7" (3.84m x 3.53m)

French doors to garden, stairs to first floor

First Floor

Landing

Bedroom One 13' 2" x 12' 8" (4.01m x 3.87m)

Built in wardrobe

Bedroom Two 11' 7" x 12' 9" (3.54m x 3.88m)

Built in store cupboard

Shower Room 11' 2" x 9' 1" (3.41m x 2.77m)

Shower cubicle, wash hand basin, w.c.

Externally

Double Garage

Detached with metal up and over door

Gardens

There are level gardens around the cottage and a driveway providing off road parking for several cars.

Tenure

Freehold

Council Tax

Band 'D'

Energy Performance Certificate

Energy Rating D

Viewings

Open viewing will be conducted on Wednesday's and Saturday's 2.00 p.m. to 3.00 p.m.

Note

An Asbestos Management Survey has been carried out indicating the presence of asbestos at the property. A copy of the report is available upon request.





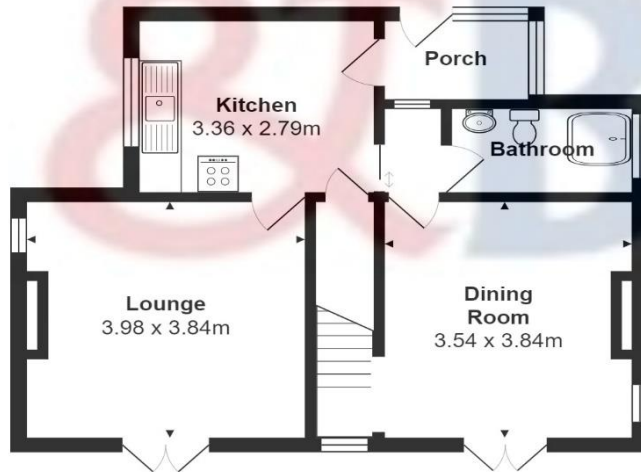




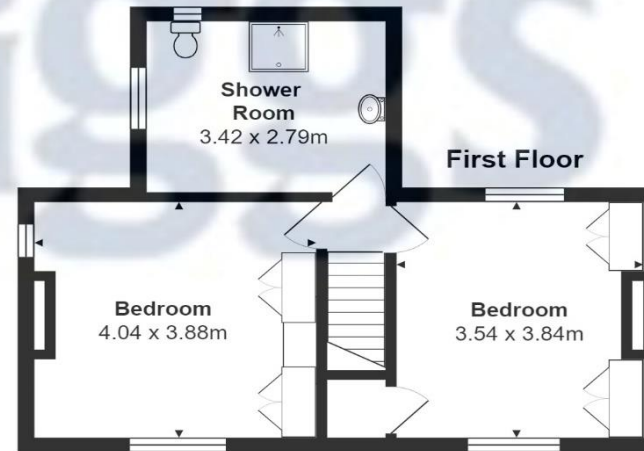
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

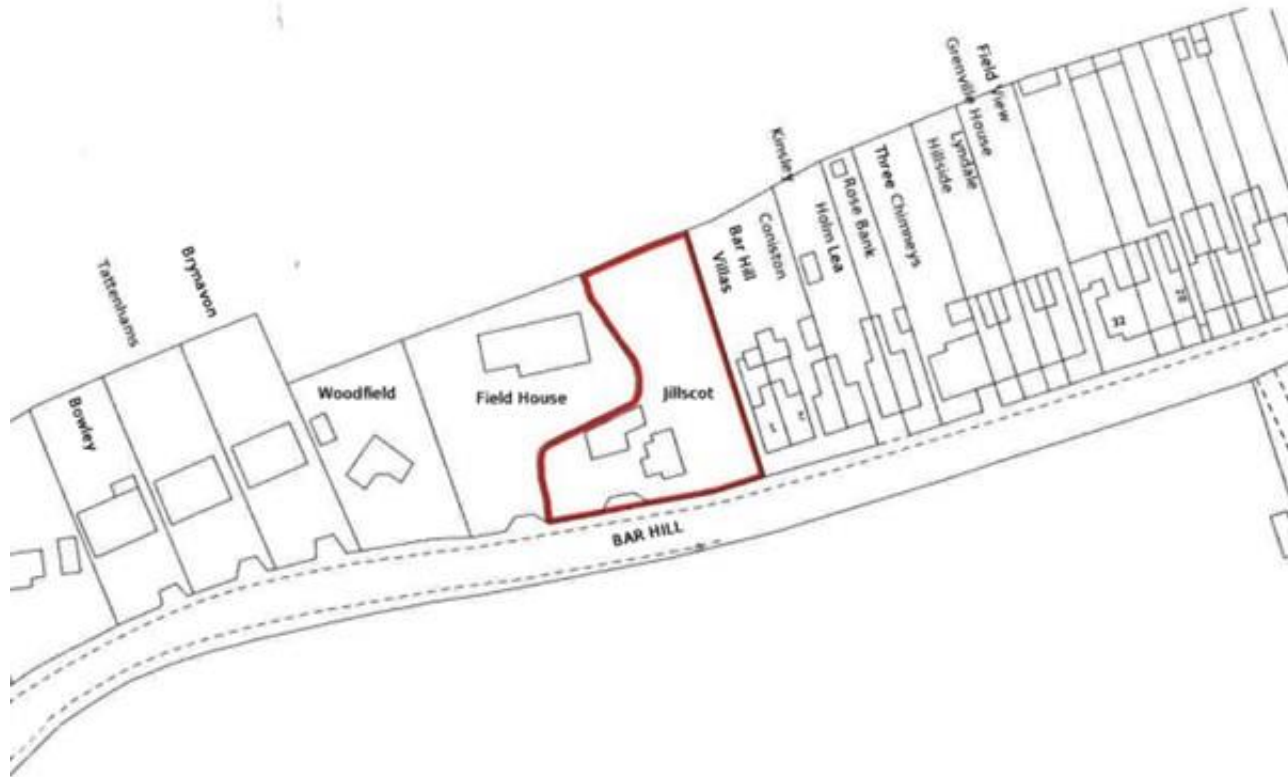
Total Area: 95.5 m² (excluding garage)

Ground Floor

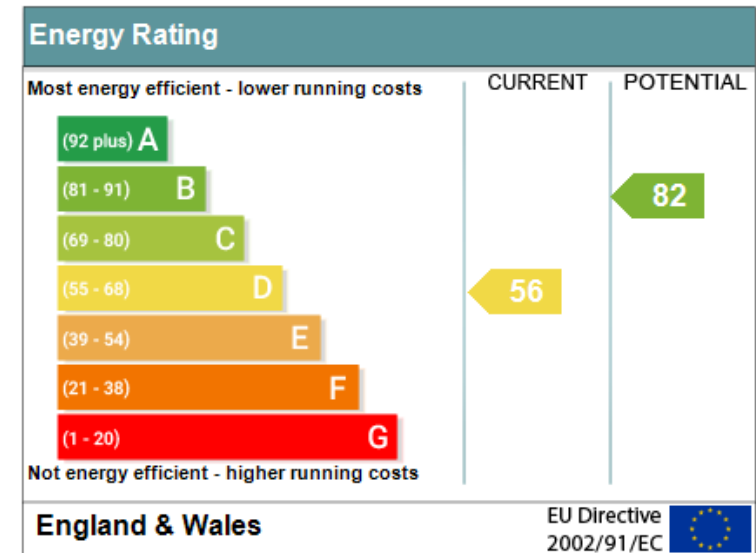


First Floor





Address: 56 Bar Hill, Madeley, CREWE, CW3 9QD
 RRN:



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