



5 Cedar Grove, Barton, DL10 6JP
Offers over £185,000



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*** NEW PRICE*** A TWO bed semi-detached property situated within the village of Barton offering easy access to the A1 and A66 road links. The property offers comfortable living accommodation, parking, garage and gardens. Please call for further information or to organise a viewing.

ENTRANCE RECEPTION

UPVC door with glass insert leading into entrance reception with stairs to first floor and walk through to lounge/dining room. Door to kitchen, wood door with glass insert leading to porch and UPVC door to garden.

LOUNGE/DINING ROOM 6.49m x 3.63m (21'3" x 11'10")

UPVC picture window to front and UPVC window to side. The main focal point to this room is the free standing stove with stone hearth and back. TV and telephone points and thermostatic electric heater.

KITCHEN 4.44m into recess x 3.63m (14'6" into recess x 11'10")

Single drainer fed by mixer tap, fixed with a range of base, drawer and wall units with contrasting worktop surfaces. Free standing eclectic cooker with double oven and above extractor hood. Plumbing for automatic dishwasher and washing machine. Under stairs pantry with shelving. Tiling to splash areas, down lighting and UPVC window to rear.

FIRST FLOOR LANDING

Doors to bedrooms and family shower room/w.c. Built in cupboard housing the cylinder tank.

BEDROOM 1. 3.63m x 4.08m (11'10" x 13'4")

Double room with UPVC window to front.

BEDROOM 2. 3.62m x 2.48m (11'10" x 8'1")

UPVC window to rear. Built in cupboard with rail.

FAMILY SHOWER ROOM/W.C

Walk in shower, low level w.c, pedestal hand basin, tiling to walls, chrome period style towel rail, contemporary towel rail, tiled floor and UPVC window to side.

EXTERNALLY

To the front of the property is a block paved driveway for parking of 2 cars, lawned garden with flower and shrub borders and further lawned area with raise stone bed leading to the garage.

There is a beautiful rear garden having; lawned area with well established flower and shrub beds, feature raised pond, green house, power points.

To the side of the garage is an area for bins/recycling etc.

GARAGE

Double wooden doors leading to the garage with power, light, water and UPVC window to rear.

NOTES

- (1) Freehold
- (2) Council Tax Band: TBA



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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