

15 Cedar Grove, Barton, DL10 6JP

£350,000

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Nestled in the charming area of Cedar Grove, Barton, this delightful mid-terrace period home offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The generous living accommodation provides a warm and inviting atmosphere, perfect for both relaxation and entertaining.

As you step inside, you will be greeted by a sense of history and elegance that only a period home can offer. The reception room is spacious and filled with natural light, creating a welcoming environment for family gatherings or quiet evenings in. The layout of the home allows for a seamless flow between the living areas, enhancing the overall sense of space.

In summary, this mid-terrace house in Cedar Grove is a wonderful opportunity for those looking to invest in a period home with generous living accommodation. With its charming features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

ENTRANCE RECEPTION
UPVC front door leading into entrance reception having period herringbone parquet flooring. Grand starircase with spindles leading to first floor, Period style radiator, ceiling coving, useful under stairs cupboard and doors to; lounge, extended dining room and kitchen.

LOUNGE 5.036 x 5.099 (16'6" x 16'8")
Leaded light UPVC patio doors leading to the rear garden. Wood panelling to window sills, central heating radiator. The main focal point to this room is the wood fireplace surround with Victorian style tiling and fireplace with tiled hearth. Herringbone flooring, Delph rail and feature beaming to ceilings.

DINING ROOM 7.259 x 2.844 (23'9" x 9'3")
UPVC windows to side and front, vertical radiator and traditional serving hatch.

KITCHEN 4.810 x 2.383 (15'9" x 7'9")
Range of base, drawer and wall units with further storage units with granite work surfaces. Porceline one and half sink unit with swan neck mixer tap. Integrated dishwasher, plumbing for washing machine. Stoves of Richmond 5 ring gas hob with double oven and grill and above extractor hood. Decorative tiling to splash areas, feature tiled floor, spot lighting, useful under stairs pantry cupboard with shelving and Parquet flooring. UPVC door and window to front.

FIRST FLOOR LANDING
Box wood to part walls, beautiful leaded light window to side with secondary glazing. Period radiator, doors to 2 bedrooms and bathroom/w.c. Staircase to second floor.

BEDROOM 2 3.820 x 4.696 (12'6" x 15'4")
Leaded light window to rear with views of the rear garden. Single radiator, alcove with sliding mirror fronted fitted wardrobes.

BEDROOM 3 3.436 x 4.010 excluding robes (11'3" x 13'1" excluding robes)
UPVC window to from, single radiator, TV point and mirror fronted sliding fitted wardrobes.

BATHROOM/W.C
Panelled bath with shower screen and period style shower mixer with head. Pedestal hand basin, low level w.c, feature tiling to walls, period style radiator with brass framework, shaver point, mirror fronted cabinet and UPVC window to side.

SECOND FLOOOR LANDING
Box wood panelling to part walls. Cupboard with steps to the attic area.

ATTIC AREA
A great storage space with power.

MASTER BEDROOM 3.828 x 4.684 (12'6" x 15'4")
UPVC window to side, central heating radiator, large overstairs storage cupboard, painted beams to ceiling and door to shower room/w.c.

SHOWER ROOM/W.C
Low level w.c, pedestal hand basin, corner shower cubicle, mirror fronted cabinet, tiling to walls, Worcester combination boiler.

EXTERNALLY
To the front are wrought iron gates which lead to a block paved driveway for parking of several cars. Raised flower and shrub beds, several small trees. Green house included in the sale.

A path leads to the front door and a wrought iron gate take you to the side courtyard area with coal bunker.

The rear of the property is laid with an extensive paved area, flower and shrub borders with flagged shaped path and lawned and astroturf garden area. Summer house.and

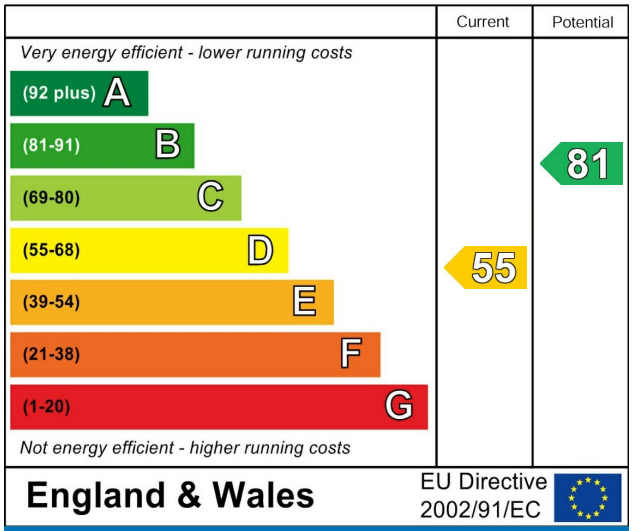
GARAGE
With up and over door, power and light.





£350,000

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

