



16 Barons Road

CW2 5EW

£160,000



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INDEPENDENT ESTATE AGENTS



16 Barons Road

- Detached Dormer
- 2 Double Bedrooms
- Good Size Garden To Rear
- Through Lounge Diner
- DG & GCH
- Viewing Recommended

An early viewing is certainly advised of this well presented link detached dormer home. The property has been tastefully decorated throughout and should suit a variety of needs. There is a lovely entrance hall with turning staircase off. The lounge and dining room are connecting making a wonderful entertaining room and the kitchen has a range of units with built in oven and hob. There is a conservatory to the side. The bathroom completes the ground floor accommodation. On the first floor there are two double bedrooms. The property has double glazing and gas central heating. Externally there are gardens to the front and rear, the rear of which is enclosed and should provide a lovely area for sitting out during the summer months. There is an integral single garage and double driveway providing ample off road parking. Barons Road is handily placed within the village ideal for access to local shops for day to day needs and highly regarded schools for all ages. A home not to be missed ring us today to arrange your viewing.



£160,000



Entrance Hall

Double glazed entrance door with matching glass side panel. Radiator. Turning staircase leading to the first floor.

Ground Floor Bathroom

Modesty double glazed window. Full suite comprising a panelled bath with shower attachment from the bath taps and glass screen. Wash hand basin. Low level W.C. Complementary tiling. Radiator.

Lounge

15'10" x 10'11" (4.83m x 3.33m)

Double glazed bow window to the front. Built in storage cupboard. Radiator. TV point. Open plan to the dining area.

Dining Room

11'10" x 9'11" (3.61m x 3.02m)

Double glazed window. Radiator. Access through to the kitchen.

Kitchen

11'1" x 8'3" (3.38m x 2.51m)

Double glazed window. Radiator. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall cabinets over. Built in induction hob, electric oven and grill. Extractor hood. Plumbing for a washing machine and slim line dish washer. Complementary tiling. Concealed wall mounted boiler.

Conservatory/Utility

7'0" x 6'7" (2.13m x 2.01m)

Three double glazed windows and door to the garden. Space for a fridge freezer. Door to the garage.



Directions

From the agents office turn left and follow Nantwich Road along until you come to Wells Green traffic lights. Turn left into Rope Lane and follow the road to the end. Turn right into Main Road and then first left into Barons Road. The property can be found on the left hand side.

Stairs to First Floor

Turning staircase leading to the landing. Built in store/airing cupboard.

Bedroom One

15'10" x 12'2" (4.83m x 3.71m)

Double glazed window. Radiator. Built in eaves storage.

Bedroom Two

12'0" x 11'2" (3.66m x 3.40m)

Double glazed window. Radiator. Built in eaves storage.

Externally

The property stands within mature gardens, there is a neat hedge screening the property and a double driveway providing invaluable off road parking leading to the single integral garage. To the rear the garden is enclosed and features a patio with lawn and flower borders.

Garage

16'10" x 8'0" (5.13m x 2.44m)

Up and over door. Power and light.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

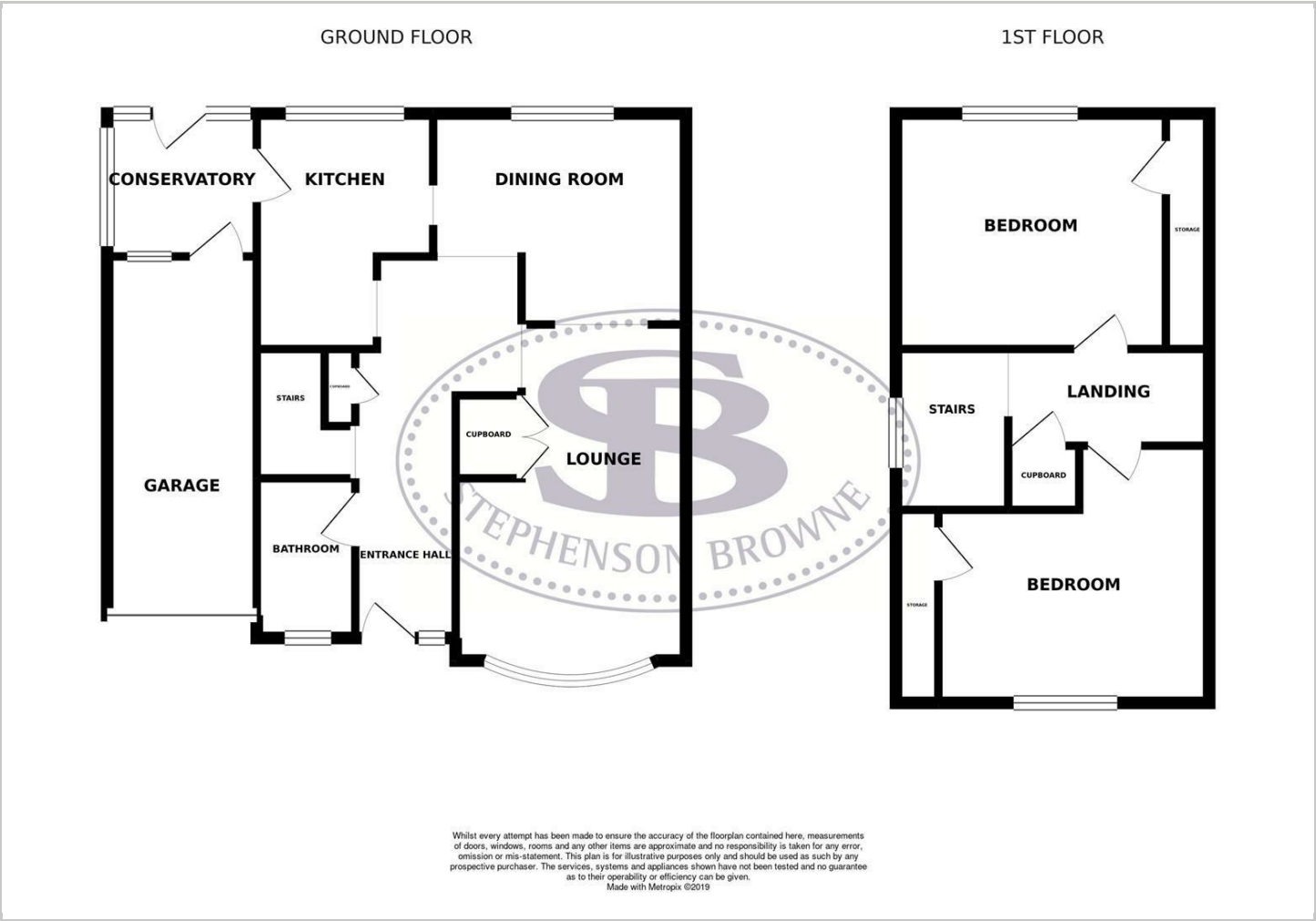
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Floor Plans



Viewing

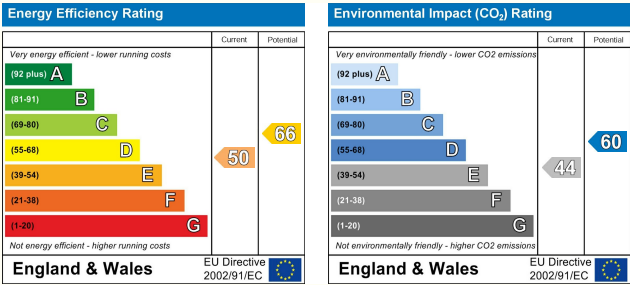
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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