



**Barleycroft Terrace**  
Scholar Green, ST7 3HS

- A TWO BEDROOM COTTAGE
- WITH MUCH POTENTIAL
- NO CHAIN, NEW ROOF
- GOOD SIZE REAR GARDEN
- LOUNGE, KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- ELECTRICAL HEATING
- UPVC D/GLAZING

**£117,000**







## Property Description

### INTRODUCTION

With a Twist of Barley a new chapter unfolds at Barleycroft Terrace in the semi rural location of Scholar Green, with further potential to update & improve! Comprising, lounge, kitchen/dining room, rear hall, ground floor shower room, two double bedrooms, electrical heating (we understand there is NOT a mains gas supply in the road) UPVC double glazing. A forecourt garden to the front & a good sized rear garden. Further potential to extend the cottage subject to consent. Our vendors inform us the property has been re-roofed. The property is very tucked away yet with easy access to Canal Side walks yet with the A34 nearby. No chain. Viewing by appointment.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 3HS. The property can be found on the right hand side, as identified by our for sale sign.

### LOUNGE

12' 3" x 10' (3.73m x 3.05m) Entered through a UPVC door.





Window to the front elevation. Brick fire surround. Wall mounted electric heater.

#### KITCHEN/DINER

11' 11" x 9' 4" (3.63m x 2.84m) Window to the rear elevation. Range of wall and base units, sink unit, work surface. Understairs store area. Stairs to the first floor. Electrical heater.

#### REAR ACCESS LOBBY

UPVC part glazed access door.

#### GROUND FLOOR SHOWER ROOM

5' 9" x 5' 2 plus recess" (1.75m x 1.57m) Window to the side elevation. Enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling.



#### FIRST FLOOR LANDING

Wall mounted electric heater. Doors to:

#### BEDROOM ONE

12' 4" x 10' (3.76m x 3.05m) Window to the front elevation.

#### BEDROOM TWO

12' x 9' 3" (3.66m x 2.82m) Window to the rear elevation, with a view over surrounding gardens and countryside. Overstairs cylinder cupboard.



#### EXTERNALLY

##### FRONT

A small cottage garden. Potential to create parking for a small car.

##### REAR GARDEN

Good size with shrub borders and paved patio.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



## MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

## VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

## LOCAL AUTHORITY

Cheshire East







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements