



Barony Road, Nantwich, CW5

£300,000

Fixed Price

Tenure: Freehold, **Bedrooms:** 3

This detached true bungalow occupies a great position within a short distance of Nantwich town centre and has been vastly improved and extended. All the improvements have been carried out to a high standard using quality fittings and an internal inspection is recommended to appreciate the care

Key features:

- Three Bedrooms
- Large Plot
- Close to Local Amenities

Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band C (£1285.57 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



This detached true bungalow occupies a great position within a short distance of Nantwich town centre and has been vastly improved and extended. All the improvements have been carried out to a high standard using quality fittings and an internal inspection is recommended to appreciate the care taken by the owners - floors have been stripped back to the original parquet flooring and all internal doors are solid wood panel doors. In brief the accommodation comprises entrance hall, lounge with open plan dining area, luxury fitted kitchen with Omega high gloss units and integral appliances, three bedrooms - the master having an en-suite shower room, family bathroom and cloakroom. Externally, there is a pebbled parking and turning area to the front of the property whilst to the rear there is a lawned garden with saplings, larch lap fencing and mature hedging. The owner has also planted a new boundary hedge to the side of the parking area which will mature fully over coming years.

GROUND FLOOR

Entrance Hall Composite entrance door with leaded glass circular panels, double radiator, stripped original parquet flooring, two ceiling light points, heating thermostat, loft access points.

Lounge 12'10" x 11'10" (3.91m x 3.6m). Feature fireplace with granite back and hearth housing a living flame effect gas fire, double radiator, open plan to dining room.

Dining Room 17'10" x 9'7" (5.44m x 2.92m). Double glazed French doors to the rear garden, double glazed

Dining Room 12'6" (3.7m) x 9'6" (2.9m) (exc bay). Double glazed french doors to the rear garden, double glazed windows to rear and side elevation.

Kitchen 12'11" x 9'6" (3.94m x 2.9m). Fitted with high quality Omega cream high gloss fronted units comprising base units of cupboards and drawers with Wenge wood effect work surfaces over incorporating a one and a half bowl ceramic sink unit with mixer taps, fitted electric oven with four burner gas hob over with stainless steel extractor hood, range of wall cupboards with under and over lighting, integral fridge and freezer, dishwasher and washing machine, concealed Glowworm boiler, radiator, ceramic tiled floor, double glazed window to the side elevation.

Cloakroom Low level WC and wall mounted vanity wash hand basin, extractor fan.

Master Bedroom 12'11" (3.94m) x 12'10" (3.91m) (exc bay). Double glazed bay window to the front elevation, stripped original parquet flooring, range of white fronted wardrobes with lighting over, double radiator, door to:

En-Suite A modern white suite of vanity wash hand basin with double storage cupboard below, tiled shower cubicle with glazed door, fully tiled walls, heated towel rail, ceiling downlighters, extractor fan, opaque double glazed window to the side elevation. Ceramic tiled flooring

Bedroom Two 12'11" (3.94m) (exc bay) x 12'11" (3.94m). Double glazed bay window to the front elevation, stripped original parquet flooring, double radiator.

Bedroom Three/ Study 9'10" x 8'7" (3m x 2.62m). Double glazed bay window to the rear elevation, double radiator.

Main Bathroom A white modern suite comprising panelled bath with shower above, low level WC and pedestal wash hand basin, ceiling downlighters, extractor fan, shaver point, heated chrome towel rail, Fully tiled walls and ceramic tiled floor.

OUTSIDE

Front Entering the front of the property by either double width opening vehicle gates and a separate pedestrian gate which are both electrically operated. An intercom is located adjacent to the pedestrian gate for visitors to the the property. A pebbled area which provides a driveway giving off road parking for several vehicles and leads to the side of the property via tall electrically operated gates where there is more car parking space. Flower beds and plants giving a pleasant frontage.

Rear The garden is laid mainly to lawn with paved patio area and is enclosed to one side and rear with larch lap fencing whilst the other side has mature hedging. There is a timber garden shed.

Floor plan:



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

81, Barony Road,
NANTWICH,
CW5 5QP

SAP
CERTIFICATES

Dwelling type: Detached bungalow
Date of assessment: 25 February 2011
Date of certificate: 28 February 2011
Reference number: 0382-2845-6327-9029-3141
Type of assessment: RdSAP, existing dwelling
Total floor area: 109 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(91-100) A			(10-15) A
(81-90) B			(16-20) B
(71-80) C			(21-25) C
(61-70) D			(26-30) D
(51-60) E			(31-35) E
(41-50) F			(36-40) F
(31-40) G			(41-45) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	63	69	57
			64
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	270 kWh/m ² per year	225 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.1 tonnes per year
Lighting	£110 per year	£80 per year
Heating	£769 per year	£661 per year
Hot water	£123 per year	£123 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

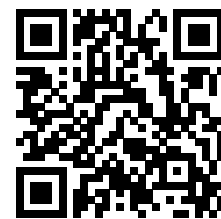
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

MISREPRESENTATION ACT, 1967.

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