















This stunning barn conversion, occupying a delightful position within the hamlet of Offerton, has been extensively upgraded and remodelled by our clients to provide an exceptional standard of accommodation. The stylish accommodation is accessed via an entrance lobby with a cloakroom/wc and a door through to the impressive reception hall with staircases to the first floor. There is a fabulous open plan living, dining and kitchen area with a tall feature window looking out over open countryside, a double height ceiling with a galleried landing and a multi fuel burning stove. The kitchen is fitted with an excellent range of units, wood worksurfaces, an island with breakfast bar and a selection of integrated appliances. From the kitchen there is access through to a useful utility / boot room. There is a versatile room currently being used as a lounge that could also be utilised as a fourth bedroom. Completing the ground floor accommodation, there is a study. On the first floor there is a wonderful, generous galleried landing area with fitted book shelves, cabinets and built in cupboard. There are three first floor bedrooms and a superb bathroom with a free standing roll top bath and a shower cubicle. Externally there is an attractive, low maintenance courtyard style garden and a double garage, in a nearby block. This delightful semi-rural location provides convenient access to amenities as well as offering transport links including the A19. We highly advise arranging a detailed inspection to fully appreciate the quality of accommodation and location, this remarkable home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Lobby



Tiled floor and door to cloakroom and door to hallway.

### Cloakroom/WC



Low level WC and mini washbasin, radiator, double glazed window and tiled floor.

### Reception Hall



Impressive and spacious hallway with staircase to first floor

with understairs storage cupboard, two radiators and double glazed window.

### Open Plan Living/Dining and Kitchen 14'7" x 10'3" plus 14'5" x 14'10"



A fabulous open plan space incorporating a living, dining and kitchen area.

### Living Area



Multi fuel burning stove and a double height ceiling with gallery landing above. Tall feature arched window providing far reaching open views.

### Kitchen & Dining Area



Fitted with an excellent range of impressive units with woodwork surfaces over incorporating a double Belfast style sink unit, matching island providing additional storage and breakfast bar, integrated appliances include a Neff double electric oven, Neff electric hob, fridge, freezer and dishwasher. Two double glazed windows and radiator. Door to utility.

### Utility/Boot Room 14'4" x 5'10"



Fitted with an excellent range of units with woodwork surfaces over incorporating sink and drainer unit, space for washing machine and tumble dryer, two double glazed windows, radiator, tiled floor and door to courtyard garden.

### Bedroom 4/Lounge 19'10" x 11'7" narrowing to 9'10"



This versatile room could be used as a fourth bedroom but is currently being used as an additional reception room. Double glazed French door leading out to courtyard garden, two radiators and electric stove.

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# MAIN ROOMS AND DIMENSIONS

## Study 8'6" x 5'8"



Double glazed window and radiator.

## First Floor Landing



This generous gallery landing is the most impressive feature and has fitted book shelves and cabinets, Velux window providing natural light, radiator and built in cupboard.

## Bedroom 1 16'8" x 9'7" not including built in robes



Double glazed window, Velux window, radiator, built in wardrobes and part panelled walls.

## Bedroom 2 15'1" x 8'9" plus 4'3" x 11'9"



Double glazed windows to two elevations, and two radiators.

## Bedroom 3 11'8" x 10'4" maximum



Double glazed window providing far reaching views over open countryside and radiator.

## Bathroom



Fabulous spacious bathroom with a low level WC, washbasin set into vanity unit, free standing roll top bath and step in shower cubicle with mains shower, Velux window, period style radiator with heated towel rail, tiled floor and extractor fan.

## Outside



The property enjoys a delightful low maintenance courtyard style garden and also benefits from a double garage located in the nearby block.

## Council Tax Band

The Council Tax Band is Band F.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/2009 and there is no ground rent. All owners are a shareholder of the Freehold.

There is a service charge of £20 a month.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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# MAIN ROOMS AND DIMENSIONS

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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