



FOLLOW  **LLS**

Whiteacre, Malthouse Lane, Barlaston - ST12 9AQ

Offers In Excess of £325,000

- Three Bedroom Detached Bungalow
- Occupying Large, Well Maintained Garden Plot
- Prime, Central Village Location
- Great Scope for Extension (subject to PP)
- In Need of General Modernisation
- No Upward Chain

A three bedroom detached bungalow sitting centrally on a large garden plot in a prime residential position in the heart of Barlaston Village. The bungalow was extended in the early 1960s and now provides three double bedrooms along with a sitting room, dining kitchen, shower room and WC. A gravel driveway leads up to the side of the bungalow and opens to provide extensive parking and turning space and also leads to a detached sectional garage. The mature and well maintained gardens surround the bungalow and consist of shaped lawns and beautiful, colourful borders planted with a wide variety of specimen shrubs and trees.

The bungalow is in need of some modernisation but presents a fantastic opportunity for further extension or redevelopment subject to the necessary building regulations and planning permission.

Barlaston provides a friendly community with amenities including local shops, pubs, church and Village Hall. The property is located on Malthouse Lane in a much sought after and highly regarded part of the village.





Barlaston is located just a few miles north of the Canal town of Stone and also provides easy access to Newcastle under Lyme and Stoke-on-Trent. The ever popular Trentham Gardens retail village and garden Centre is just a couple of miles along the A34.

Please note there is historic cracking on the kitchen floor. We are advised by the vendors that the crack has not worsened for many years. We would advise any purchaser seek expert opinion.

This property is sure to prove very popular and it's offered with no upward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



