



Offers Over £350,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Barlaston Stoke-On-Trent

Old Road Barlaston
Stoke-On-Trent Staffordshire



Step into the new era of living on Old Road with this impeccably renovated two-bedroom bungalow that defies its name! Nestled in the highly sought-after village of Barlaston and is within easy walking distance to a range of shops, eateries, popular pubs and schools, this property is set to captivate attention with its contemporary charm.

A welcoming entrance hall leads to a stylish living room, two spacious double bedrooms, and a modern kitchen. The fully boarded loft offers ample storage, adding to the allure. Outside, the property boasts a driveway and a detached garage, providing convenient parking options. The beautiful low-maintenance private rear garden is a tranquil oasis. Don't miss out on the opportunity to witness the modern transformation of this bungalow—call us today to secure your viewing appointment before it's too late!

- Two Bedroom Detached Bungalow
- Fully Renovated Throughout
- Large Fully Boarded Loft
- Good Low Maintenance Size Rear Garden
- Located In A Highly Desirable Village
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a glazed door with feature stained glass detail, having wood flooring and radiator.

Living Room 13' 1" x 11' 11" (3.98m x 3.63m)

A spacious reception room having wood flooring a feature granite fire surround and hearth, and double glazed windows to the front and side elevations.

Kitchen 9' 2" x 9' 10" (2.79m x 3.00m)

Fitted with a matching range of wall, base and drawer units with fitted work surfaces over incorporating an inset one and a half bowl sink with chrome mixer taps. There is a built-in cupboard, under-counter space for appliances, wood effect flooring, a double glazed window to the side elevation, and a feature barn style door to the rear elevation.

Bedroom One 11' 1" x 11' 5" (3.37m x 3.48m)

Having a feature wooden surround with granite hearth, wood flooring, and a double glazed window to the front elevation.



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Bedroom Two 11' 1" x 11' 5" (3.39m x 3.49m)

A second double bedroom having a radiator, and a double glazed window to the rear elevation.

Shower Room 5' 5" x 6' 1" (1.66m x 1.85m)

Fitted with a modern white suite comprising of a low-level WC, a vanity wash hand basin with chrome mixer tap and cupboard beneath, and a double walk-in tiled & screened shower cubicle with two shower outputs one being electric & one being mains-fed from the combi central heating boiler. The room also benefits from ceramic tiled walls, tiled effect flooring, chrome towel radiator, and a double glazed window to the rear elevation.

Loft Space 13' 2" x 7' 4" (4.01m x 2.24m)

A versatile space featuring wood flooring, skylight windows, exposed timber beams and a radiator.

Outside Front

The property sits behind a lawned front garden with a driveway to the side providing ample off-road parking and continues down the side of the property providing access to the entrance door, and to the single detached garage through secure double wooden gates.

Detached Garage 16' 2" x 8' 5" (4.93m x 2.56m)

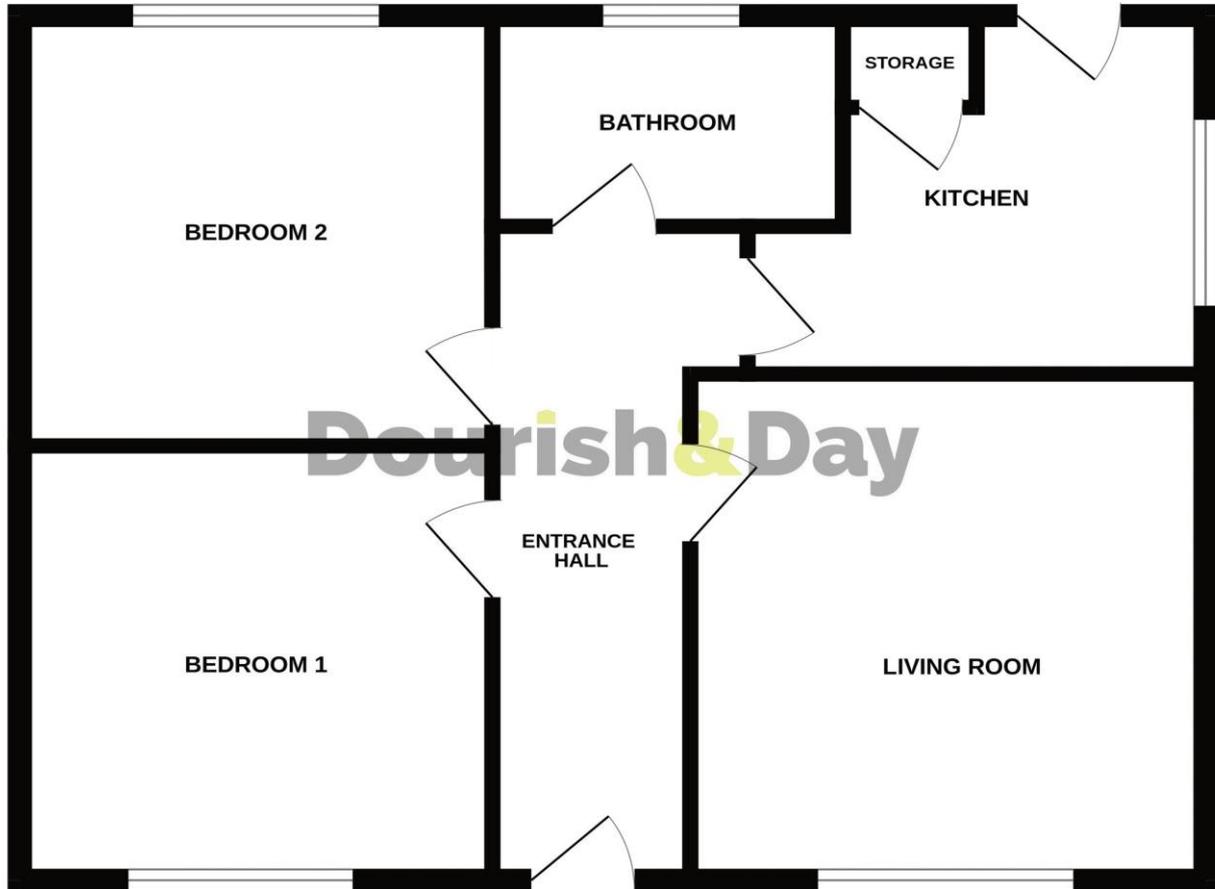
A single detached garage having a wooden garage door to the front elevation.

Outside Rear

The garden has a lawned garden area and a paved walkway leading to a garden shed with a variety of established plants and shrubs, enclosed by hedging.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
20+1	A		
15-19.9	B		85
10-14.9	C	69	
5-9.9	D		
1-4.9	E		
0-0.9	F		
0	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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