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47 Barn Field Way, Stoke-On-Trent, ST7 2GZ

Offers In The Region Of £212,950

Take a moment to view our guided tour of this ideal first time purchase with its south facing, landscaped rear gardens!

A perfect example of a modern, energy efficient property situated on the increasingly popular, "The Hedgerows" development within the confines of Alsager. The property has been improved further by the current owners during their tenure by completely landscaping the rear garden and the addition of a car charging point plus the loft space has been boarded to create a useful storage area.

Accompanying the property are a number of features worthy of mention, some of which include: Energy efficient double glazing & gas central heating throughout, a welcoming entrance hallway with wooden style flooring & matted area, a well presented downstairs cloakroom, a spacious lounge with wall-hung feature electric fire and useful understairs storage. To the rear of the home is the superb, sociable open-plan kitchen/diner complete with a range of integrated appliances, contemporary high-gloss units with contrasting wooden preparation surfaces and French doors leading out to the rear garden. To the first floor are two generous double bedrooms, with the principle bedroom enjoying a built-in storage cupboard with shelving, a wardrobe and dressing table. Both bedrooms are served via a centrally located family bathroom with modern three piece sanitary suite and quality tiling.

Externally, the property benefits from a tarmac driveway to the front providing invaluable side-by-side off road parking and the rear offers a stunning fully enclosed garden, with an extended stone effect patio area and

Accommodation

Entrance Hall 9'3" x 3'1" (2.83 x 0.94)

Cloakroom 4'9" x 3'2" (1.45 x 0.98)

Lounge 15'1" x 9'3" (4.61 x 2.83)

Kitchen/Diner 12'7" x 8'1" (3.86 x 2.47)

Fist Floor Landing 9'3" x 6'3" (2.83 x 1.92)

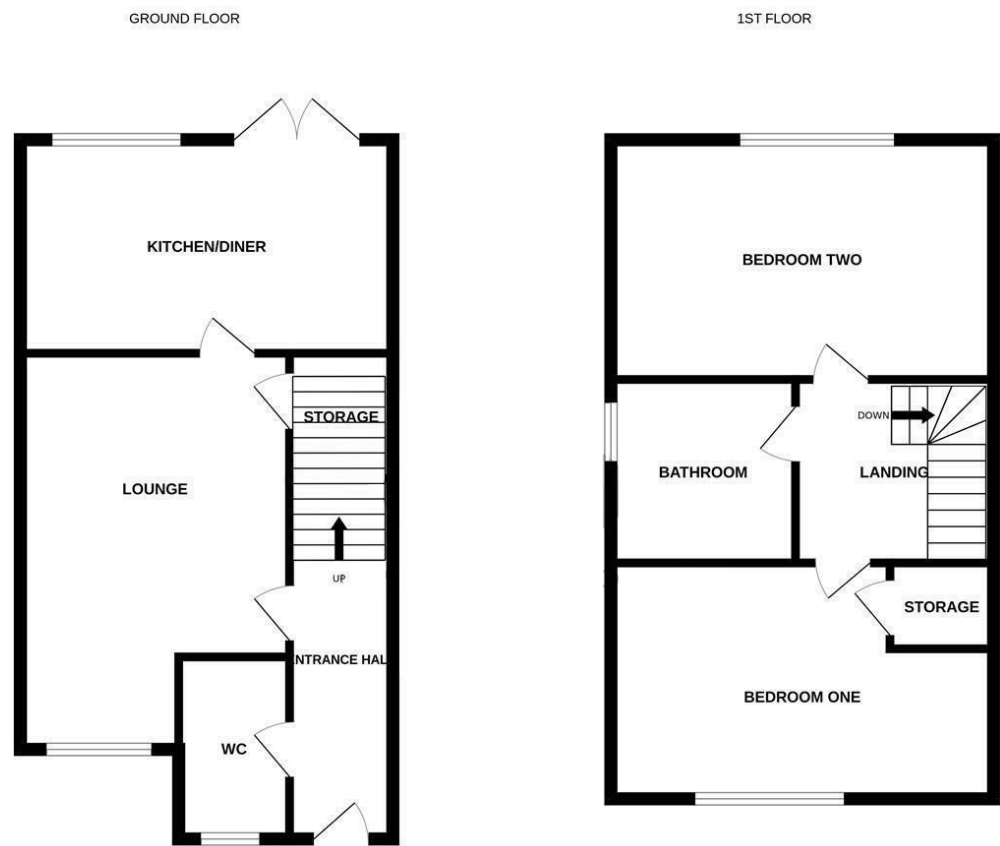
Bedroom One 12'8" x 8'6" (3.87 x 2.61)

Bedroom Two 10'8" x 8'2" (3.26 x 2.49)

(to front of wardrobe)

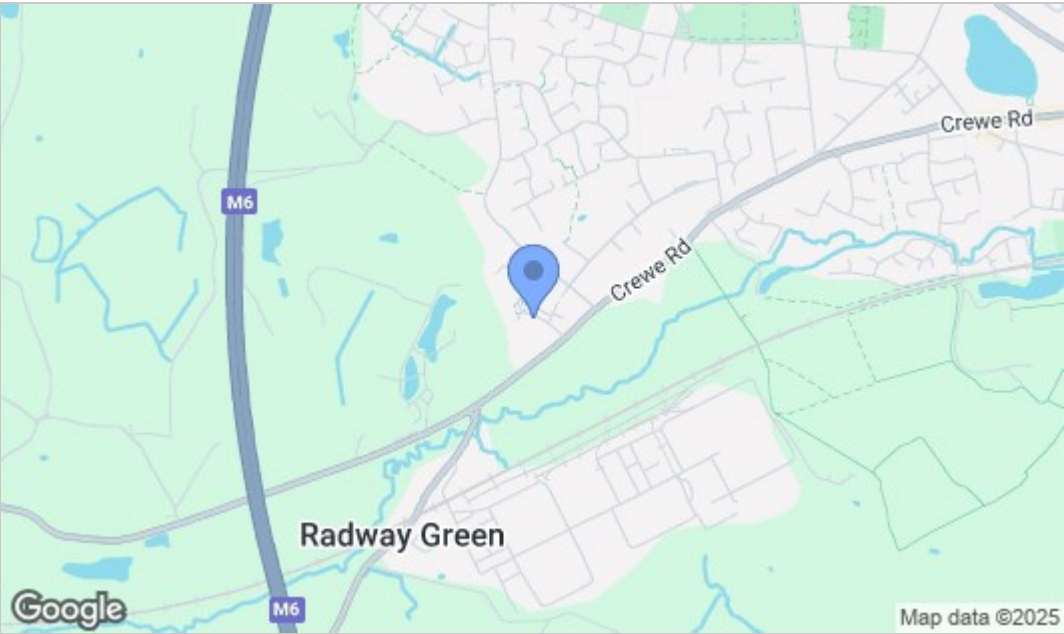
Family Bathroom 6'3" x 5'6" (1.91 x 1.68)

Floor Plan

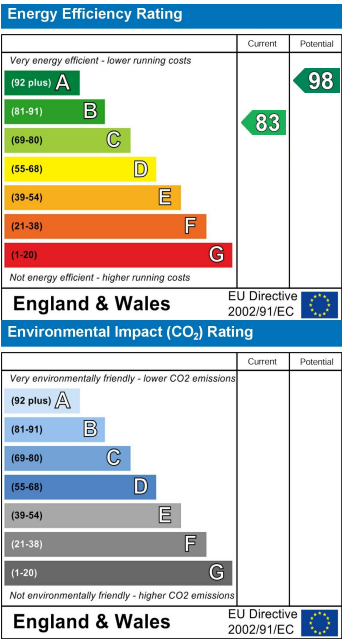


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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