



10, Renaissance Way, Barlaston, Stoke-On-Trent, ST12 9FG



Asking Price £268,000

A traditional style town house in one of the best positions on the edge of the exclusive Wedgwood Park development. This is a lovely property which offers spacious accommodation with good size sitting room, open plan dining kitchen with integrated appliances, three bedrooms (two double and one single), en-suite shower room & family bathroom. Lovely position on the edge of the development with manageable enclosed garden to the rear and two reserved parking spaces in the courtyard immediately to the rear of the rear boundary. Great location strolling distance to the Wedgwood visitor centre and within easy reach of Barlaston village and its wide range of amenities. Viewing essential. NO UPWARD CHAIN



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Canopy Porch

Entrance Hall

Reception area with part glazed front door. Radiator.

Cloakroom & WC

With white contemporary style suite comprising WC and pedestal basin. Wood effect flooring. Radiator.

Lounge

A comfortable living room with bay window to the front of the house, TV connection. Radiator.

Inner Hall

With turned staircase to the first floor landing.

Dining Kitchen

A spacious open plan dining kitchen with French doors opening onto the south facing gardens. The kitchen features an extensive range of wall and base cupboards with contemporary style high gloss doors and contrasting grey wood effect work surfaces with inset sink unit. Fitted appliances comprise stainless steel gas hob with matching splash panel and extractor, built-under electric oven, fully integrated refrigerator, freezer, washer / dryer and dish washer. Concealed under counter lighting. Ceramic tiled floor. Radiator.

Landing

Turned staircase to the first floor landing. Access hatch to the loft space. Airing cupboard.

Bedroom 1

Double bedroom with rear facing window, built-in wardrobes to one wall. Radiator.

En-Suite Shower Room

Featuring a white suite with 1200mm walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic tiling to the shower area and tiled floor. Heated towel radiator.

Bedroom 2

Double bedroom with window to the front of the house. Radiator.

Bedroom 3

Single bedroom with window to the front of the house. Radiator.

Guest Bathroom

Fitted with a white suite comprising: bath, pedestal basin & WC. Ceramic wall tiling to the bath area & tiled floor. Heated towel radiator.

Outside

Enclosed lawn garden to the rear with small paved patio area. There are two reserved parking spaces in the courtyard to the rear of the house.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band C

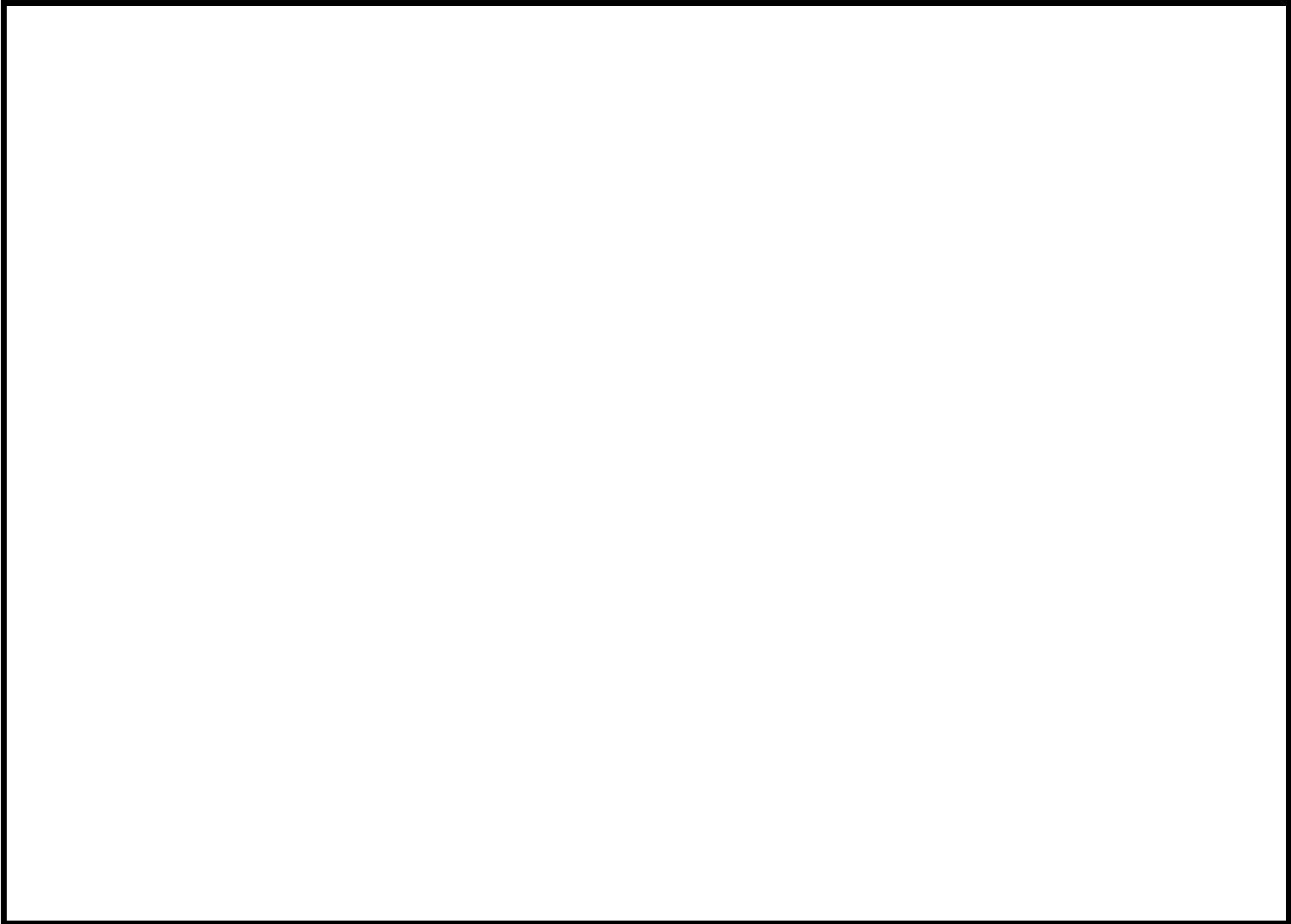
Tenure; Freehold. Community service charge for maintenance of common area within the development £208.00 per annum

Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion.







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>96</b> |
| (81-91) <b>B</b>                            |  | <b>84</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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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>  |  |                         | <b>92</b> |
| (81-91) <b>B</b>  |  | <b>81</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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |