

**Tinsley  
Garner**

independent property expertise



2, Green Close, Barlaston, Stoke-On-Trent, ST12 9EL



**Asking Price £325,000**

If you are seeking exceptional space for your money in Barlaston village then this deceptively large family home could be just what you're looking for. The property has been in the same family ownership for many years and as been extended, remodelled and upgraded to provide spacious and adaptable accommodation with plenty of room for a growing family and possibly even Grandma as well! The ground floor features a good size sitting room, open plan dining kitchen with sunny conservatory extension to the rear, large utility area and ground floor double bedroom with en-suite shower. Upstairs there are four bedrooms, en-suite cloakroom and a family bathroom, complemented by a converted attic space with hobby room and walk-in storage. Step outside and you will find a well maintained mature garden with plenty of space for outdoor living, large wooden summerhouse and workshop together with off road parking for two cars. Great location within easy reach of the village shops, health centre and many other amenities, and within walking distance of the Trent & Mersey canal and the Downs Banks.



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#### Entrance Hall

Spacious reception area with upvc half glazed front door, ceramic tiled floor and staircase to the first floor landing with cupboard below. Radiator.

#### Lounge

A good size living room featuring a bay window to the front of the house, chimney breast with period style fireplace with wooden surround, tile inset and hearth and flame effect electric fire. Installation for wall mounted TV. Radiator.

#### Kitchen

The kitchen features a range of wall and base cupboards with light wood effect doors, glass fronted china display cabinets and contrasting black granite effect work surfaces with inset sink unit. Integrated appliances comprise: stainless steel gas hob with extractor over, eye level electric double oven, dish washer, refrigerator. Ceramic wall tiling and tiled floor extending through to the dining area. Inset low energy lighting.

#### Dining Area

Open plan to the kitchen, with window to the side of the house and doors opening through to the conservatory. Ceramic tiled floor. Radiator.

#### Conservatory

A useful garden room extension, built on a brick base with upvc double glazed windows and clear glass roof lights. French doors opening to the garden. Ceramic tiled floor. Radiator.

#### Side Porch / Utility

A spacious side extension with utility area featuring a range of wall and base cupboards, work surface with sink unit and plumbing for washing machine. Separate storage area. Doors to the front and rear of the house. Ceramic tiled floor.

#### Cloakroom & WC

With white suite comprising: WC and hand basin. Ceramic tiled walls to full height and tiled floor.

#### Ground Floor Bedroom

A spacious double bedroom with rear facing window, recess with built-in wardrobes along one wall. Radiator. En-Suite shower enclosure with glass screen and thermostatic shower. This could easily be utilised as an additional reception room if required.

#### Landing

Spacious landing with window to the side of the house, airing cupboard, staircase to the attic accommodation.

#### Bedroom 1

Double bedroom with window to the front of the house, Built-in wardrobes to one wall. Radiator.

#### Bedroom 2

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

#### En-Suite WC

With suite comprising: WC and vanity basin, ceramic tiled walls to full height and tiled floor. Radiator.

#### Bedroom 3

Good size single bedroom with rear facing window. Radiator.

#### Bedroom 4

Single bedroom with window to the front of the house, built in 'captains bed' with storage below. Radiator.

#### Family Bathroom

Fitted with a white suite comprising: corner bath, quadrant shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic tiled walls to full height and tiled floor. Radiator.

#### Attic Room

Fixed staircase leading to a second floor landing. Attic store / hobby room with window to the side of the house, separate fully enclosed walk-in attic space.

#### Outside

The house is tucked away in a quiet cul-de-sac position close to the centre of the village and is within walking distance of a wide range of amenities. Occupying a good size plot with gardens front and rear, mainly lawn with established borders with a variety of trees, shrubs and flower borders. Paved patio area at the bottom of the garden providing space for outdoor living, enclosed dog run to the rear of the utility room and a large wooden summer house with sitting area, internal workshop and store. Driveway parking for two cars.

#### General Information

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

#### Council Tax band A

#### Tenure: Freehold

#### Viewing by appointment

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



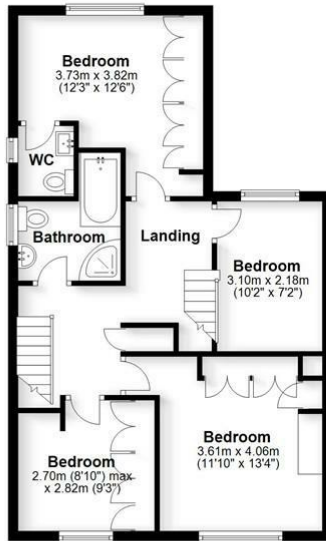




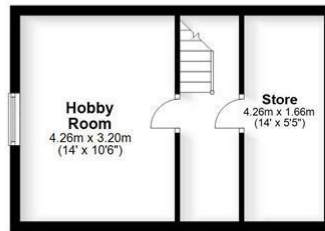
**Ground Floor**  
Approx. 92.9 sq. metres (999.6 sq. feet)



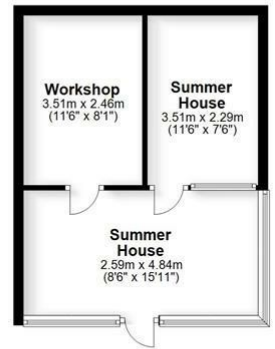
**First Floor**  
Approx. 57.3 sq. metres (616.2 sq. feet)



**Second Floor**  
Approx. 26.7 sq. metres (287.7 sq. feet)

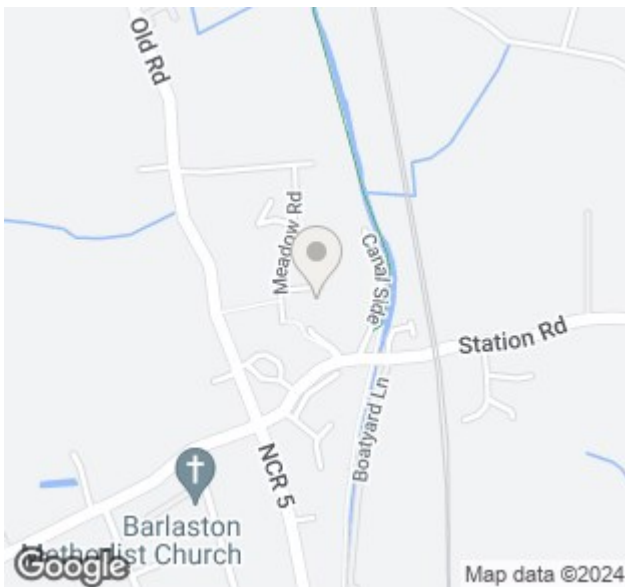


**Summer House**  
Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 206.9 sq. metres (2226.6 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			77
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) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			77
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	