



26, Meadow Road, Barlaston, Stoke-On-Trent, ST12 9EJ



£175,000

This mature steel framed Cussins semi-detached property is set in a quiet position on the edge of Barlaston village, located within strolling distance of local amenities and the canal. Offering good size accommodation comprising: entrance porch, hallway, living room, dining room, kitchen, separate utility and guest cloakroom. To the first floor there are three bedrooms and a family bathroom. Also benefitting from off road parking, integral garage, gas central heating, Upvc double glazed windows and doors, front, side and rear gardens.

Early Viewing Essential



01785 811 800

<https://www.tgprop.co.uk>



Entrance Porch

Upvc obscure double glazed doors open to the porch. With side windows, quarry tile floor and further door opening to the reception hall.

Hallway

Offering ceiling coving, under stairs storage cupboard, radiator and beech wood effect laminate flooring. Access to the living room, kitchen and first floor stairs.

Living Room

A spacious reception room with Upvc double glazed window to the front elevation, Adams style fire surround with marble back, hearth and inset living flame gas fire. Ceiling coving, radiator, carpet, TV connection and archway to the dining room.

Dining Room

With Upvc double glazed window overlooking the rear garden, ceiling coving, radiator, carpet and doorway to the kitchen.

Kitchen

Fitted with a range of wall and floor units, marble effect work surfaces with inset composite 1½ bowl sink and drainer with mixer tap. Upvc double glazed window to the rear aspect, ceiling coving, tiled floor and doorway to the utility. With space for a freestanding cooker, under stairs cupboard with space for an upright fridge freezer.

Utility

A good size utility offering work surfaces, ceramic sink, Upvc obscure double glazed window to the side aspect and external door opening to the rear garden. With tiled floor, wall mounted Worcester Greenstar Ri gas central heating boiler, plumbing for a washing machine, space for additional appliances, d doorways to the integral garage and guest cloakroom.

Guest Cloakroom

With white WC, tiled floor and window to the side aspect.

First Floor

Stairs & Landing

With Upvc double glazed window to the side aspect, ceiling coving, loft access and airing cupboard housing the hot water cylinder.

Bedroom One

With Upvc double glazed window to the front of the property, ceiling coving, radiator and oak effect vinyl flooring.

Bedroom Two

A second double bedroom offering Upvc double glazed window overlooking the rear garden, ceiling coving, radiator and oak effect vinyl flooring.

Bedroom Three

Offering a Upvc double glazed window to the front of the property, planked wood effect vinyl flooring, ceiling coving and radiator.

Family Bathroom

Fitted with a white suite comprising: standard bath, panel, shower rail and curtain, with chrome taps and Triton T80 electric shower system above. Pedestal wash hand basin with chrome taps, WC. Upvc obscure double glazed window to the rear aspect, radiator, fully tiled walls and planked scrubbed oak effect vinyl flooring.

Outside

The property is approached via wrought iron gates opening to a concrete driveway providing off road parking before an integral garage. The garage offers a steel up & over door, two Upvc double glazed windows to the side elevation, power and lighting.

Front

Offering a paved frontage, flower bed, part walled and part timber fence panelled boundaries, with open access to the side garden.

Side & Rear Gardens

With pathways, paved rear patio, large raised gravelled flower bed, part walled and part timber fence panelled boundaries.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band A

Services

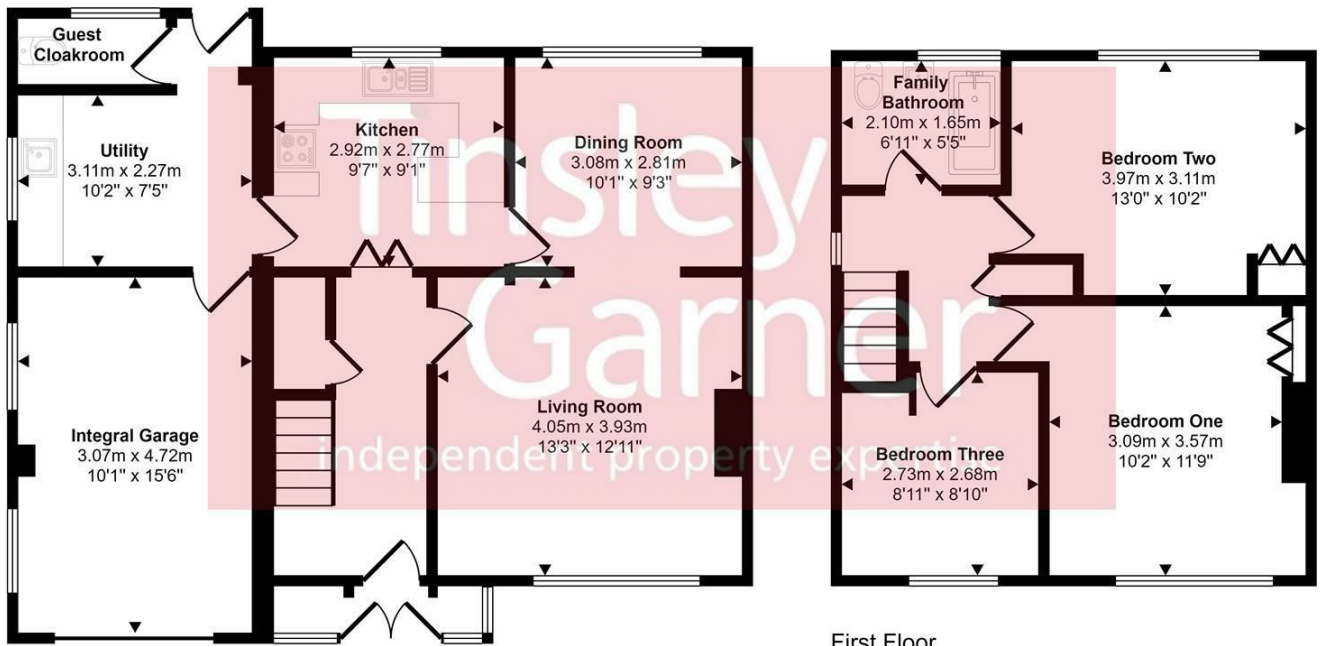
Mains gas, electricity, water and drainage.
Gas central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
115 sq m / 1243 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		39	55
England & Wales		EU Directive 2002/91/EC	