



Broadstone, 16 Old Road, Barlaston, Stoke-On-Trent, ST12 9EQ



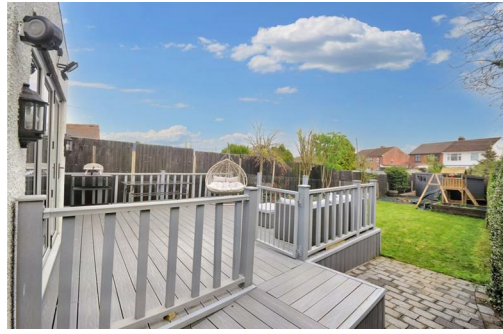
**Asking Price £495,000**

Re-advertised due to broken chain. A stunning period extended semi-detached family home, extensively upgraded to a high specification throughout by the current owners. A house that oozes style and sophistication with a modern twist. Offering extensive accommodation with entrance porch, reception hallway, living room, family room, guest cloakroom, fabulous kitchen diner with lantern roof light and bi-fold doors, separate utility, four bedrooms, newly fitted en-suite shower room to the main bedroom, and a family bathroom. Set in large mature gardens with generous off road parking in a very convenient location on the edge of the village, only a few minutes walk from local amenities and close to commuter routes. Early Viewing Essential.



01785 811 800

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



#### Entrance Porch

A Upvc double glazed front door with matching side windows opens to the porch. With coach light, luxury vinyl tile flooring and further hardwood part glazed and leaded door opening to the reception hallway.

#### Reception Hallway

Offering an exposed brick feature wall, Kardean flooring, radiator with ornate surround and alarm pad. Doorways to the living room, family room and access to the first floor stairs

#### Living Room

A lovely reception room offering a Upvc double glazed square bay window with fitted shutters to the front of the property, fire surround with slate hearth and Victorian style tiled fire grate. Planked oak effect laminate flooring and Virgin Media connection.

#### Family Room

With Upvc double glazed window to the side aspect, fire surround with slate hearth and Victorian style tiled fire grate, part Kardean and part carpet flooring. Doorways to the guest cloakroom and kitchen diner, built-in storage cupboards. One cupboard houses the wall mounted Vaillant Eco Tec Plus gas combi central heating boiler with Hive thermostatic control system.

#### Guest Cloakroom

Fitted with a white suite comprising; wash hand basin with chrome mixer tap, low level push button WC. Oak effect Kardean flooring, extractor fan and radiator.

#### Kitchen Diner

#### Kitchen

An impressive kitchen fitted with an extensive range of grey finish wall, floor and island units, under wall unit and kickboard lighting, solid oak block work surfaces with matching upstands. Underset ceramic Belfast sink with copper neck mixer tap, Velux skylight, recessed ceiling lights, Amtico flooring, Upvc double glazed window to the side elevation, radiator and doorway to the utility.

Appliances include: Rangemaster range cooker with stainless steel extractor hood and light above, integral dishwasher, full height fridge and full height freezer.

#### Dining Area

Open plan to the kitchen with lantern roof light and aluminium bi-fold doors opening to the decked patio, just perfect for dining alfresco whilst taking in the rear garden view. Fire surround with slate hearth and Victorian style tiled fire grate, recessed ceiling lights, Amtico flooring and radiator.

#### Utility

Matched to the kitchen with grey finish wall and floor units, solid oak block work surface with matching upstand, Velux skylight, recessed ceiling lights, Amtico flooring, radiator and Upvc part double glazed door to the rear garden.

#### First Floor

#### Stairs & Landing

Traditional part painted spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, exposed brick feature wall and loft access. The loft has a wooden folding drop down ladder, lighting, power and is partially boarded for storage purposes.

#### Bedroom One

A spacious master bedroom offering two Upvc double glazed windows with fitted shutters overlooking the rear garden, storage cupboard, radiator, carpet and doorway to the en-suite shower room.

#### En-suite Shower Room

Newly fitted with a white suite comprising; large vanity wash hand basin with antique brass mixer tap and storage cabinet, low level push button WC, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Part tiled walls, recessed ceiling lights, Upvc obscure double glazed window to the side aspect, recessed ceiling lights, luxury vinyl flooring, antique brass towel radiator and extractor fan.

#### Bedroom Two

With two Upvc double glazed windows to the front and side elevations both with fitted shutters, radiator and carpet.

#### Bedroom Three

Offering Upvc double glazed window to the side of the property with fitted shutters, radiator and carpet.

#### Bedroom Four

With Upvc double glazed window to the front aspect, carpet and radiator.

#### Family Bathroom

Fitted with a white suite comprising; 'L' shaped bath, panel and shower screen with chrome taps and mains fed thermostatic twin head shower system over, pedestal wash hand basin with chrome mixer tap, low level push button WC. Part tiled walls, Upvc obscure double glazed window to the rear elevation, chrome towel radiator, luxury vinyl flooring, loft access and extractor fan.

#### Outside

The property is approached via a tarmac driveway with cobble stone border edging providing generous off road parking. The driveway lighting is housed within a timber sleeper boundary and is app controlled, there are also two sensor security lights. With pathway to the entrance porch, electric vehicle charging point, and gated access to the rear garden.

#### Front

The front garden offers a timber sleeper boundary with lawn, mature shrubs, hedgerows and borders.

#### Rear

The enclosed delightful rear garden offers a large raised decked patio area with composite and glass panel balustrading, external lighting including sensor security light, block paved pathway, lawn, mature hedgerows, soft play area, timber fence panelling and two garden sheds.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

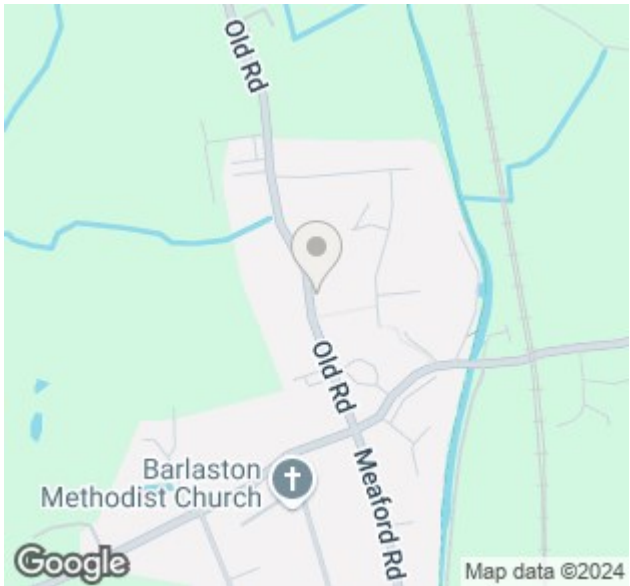
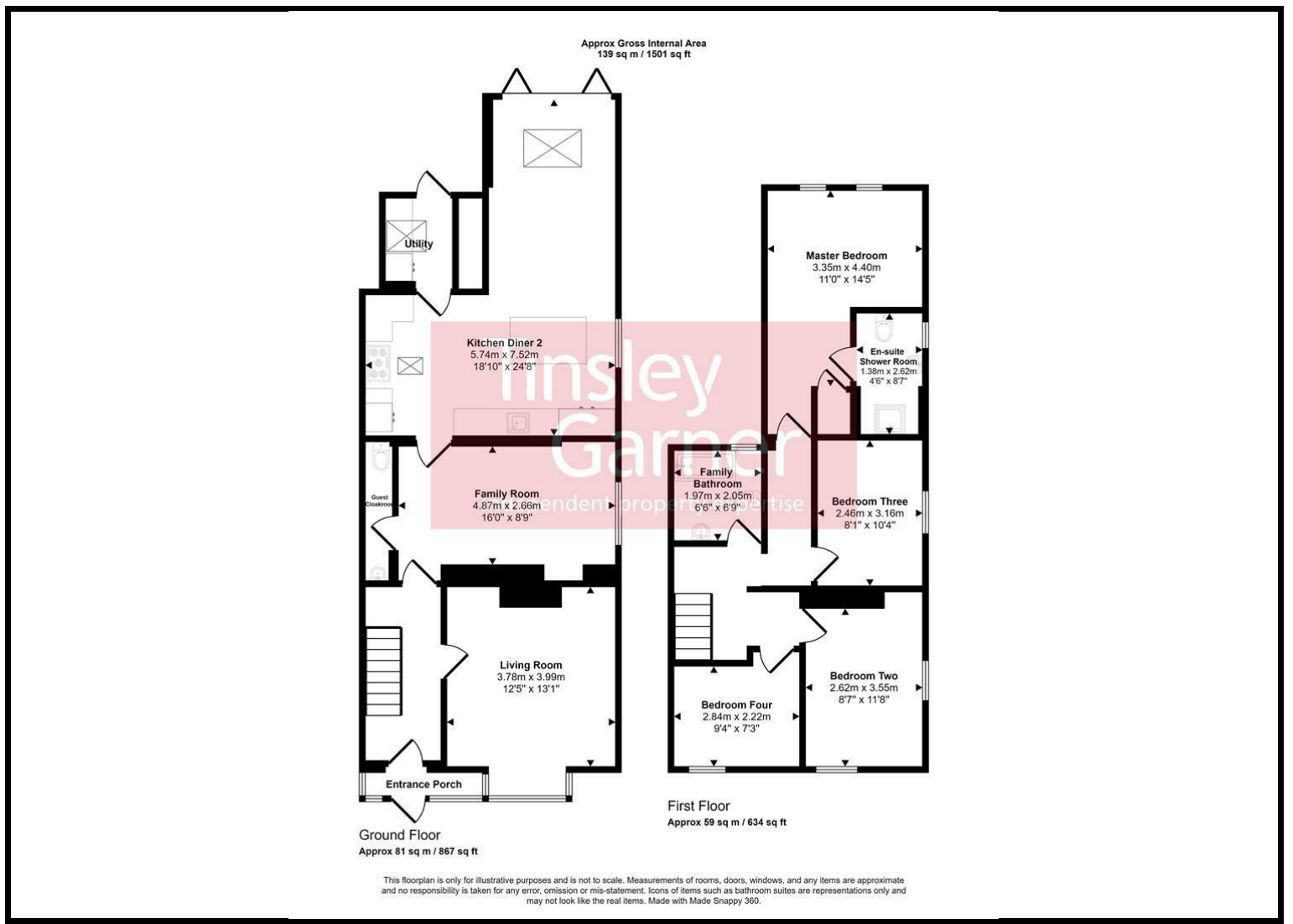
#### Services

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

#### Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	73
(39-54) E			
(21-38) F			
(1-20) G			
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			
(39-54) E		39	55
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	