



9, Etruscan Walk, Barlaston, Stoke-On-Trent, ST12 9BW



Asking Price £240,000

A smart and stylish town house in a lovely location on the edge of Barlaston village enjoying open views to the rear. This is a lovely house which has been extensively upgraded by the current owners to provide comfortable, well appointed accommodation which caters for every need of a growing family. Good size accommodation featuring; entrance hall & downstairs loo, large open plan dining kitchen with adjoining conservatory, lounge with french doors to the garden, three bedrooms and modern bathroom. Step outside and you will find a lovely enclosed rear garden with gate opening to the fields, off road parking for 2 cars and integral single garage. Located in a quiet cul-de-sac position on the edge of the village, the property offers a sense of tranquillity, enjoying views over farmland to the rear whilst still being within easy reach of the village centre and a host of amenities.



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



Entrance Hall

With part glazed upvc front door and wood effect floor. Radiator. Stairs to the first floor landing. Large cloaks cupboard.

Cloakroom

With WC and hand basin. Radiator.

Dining Kitchen

A large L-shape kitchen with space for a dining table. Featuring an extensive range of wall & base cabinets with traditional 'Shaker' style painted cabinet doors and oak wood effect work surfaces with inset ceramic sink unit and chrome mixer tap. Fitted appliances comprise; stainless steel gas hob with matching extractor, eye level double oven, dish washer, space for fridge & freezer. Ceramic tile floor throughout. Glazed panel double doors opening through to the lounge, rear facing window and French doors to the conservatory. Radiator.

Conservatory

This large garden room extension provides a great addition to the living space, built on a brick base with upvc double glazed windows and French doors opening to the garden. Ceramic tile floor. Radiator

Lounge

A lovely sitting room which has windows to the front of the house and French doors to the rear opening to the garden. Traditional style oak fireplace with marble inset and hearth and living flame gas fire. TV aerial connection. Radiator.

Landing

With linen cupboard and cupboard housing the gas fired combi boiler. Window to the front of the house. Access hatch to part boarded loft space with pull down ladder.

Bedroom 1

Double bedroom with rear facing window with open views over farmland. Built-in wardrobe. Radiator.

Bedroom 2

Double bedroom with rear facing window with open views over farmland. Built-in wardrobe. Radiator.

Bedroom 3

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

Bathroom

Fitted with a stylish white suite comprising; P-shape bath with glass screen and thermostatic shower, vanity basin & enclosed cistern WC. Ceramic tile floor and part tiled walls. Chrome heated towel radiator. Window to the front of the house.

Outside

The house is in a lovely position tucked way in a quiet cul-de-sac on the edge of the village with open views to the rear. off road parking to the front and an integral single garage with up and

over door, light & power. Fully enclosed rear garden which is hard landscaped for ease of maintenance, raised planted borders and gate to the rear opening onto farmland.

General Information

Services; Mains gas, water, electricity & drainage. Gas central heating. Upvc double glazed windows and doors.

Tenure; Freehold

Council Tax Band B

Viewing by appointment

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



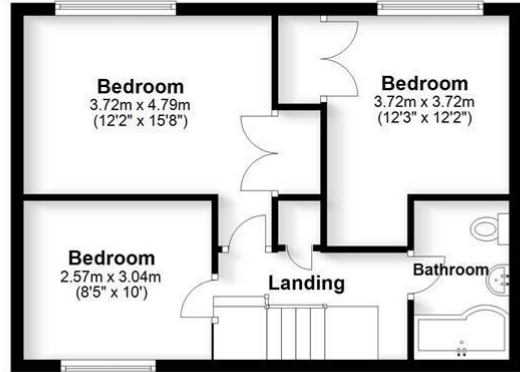
Ground Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



First Floor

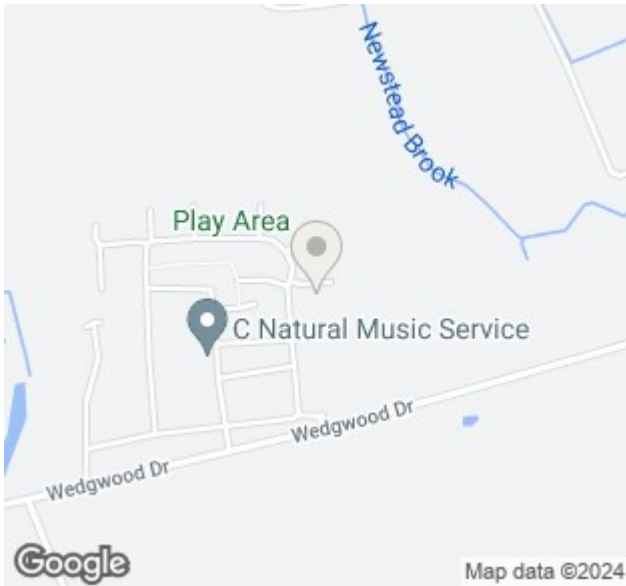
Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 111.8 sq. metres (1203.3 sq. feet)

Plan produced by www.firstpropertieservices.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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	