



18, Old Road, Barlaston, Stoke-On-Trent, ST12 9EQ



£320,000

A traditional period semi-detached family home set in large mature gardens with generous off road parking and conveniently located on the edge of Barlaston village. The property is in need of some modernisation but is well presented throughout and offers spacious accommodation comprising; entrance porch, reception hallway, living room, dining room, kitchen, three bedrooms, a family shower room and external rear WC/store. The property is approached via a private driveway providing plenty of off road parking before a detached garage, also benefitting from gas central heating and uPVC double glazed windows and doors. Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Entrance Porch

A uPVC part obscure double glazed front door opens to the porch. With side windows, tiled floor and further uPVC part obscure double glazed door with window light above opening to the hallway.

Hallway

With radiator, under stairs storage cupboards, carpet, central heating thermostat, doorways to the living room, dining room and access to the first floor stairs

Living Room

Offering a uPVC double glazed square bay window to the front of the property, tiled fireplace with inset coal effect electric fire, ceiling coving, two wall lights, radiator, carpet and TV connection.

Dining Room

With two uPVC double glazed windows to the side and rear aspects, marble fire surround with stone effect back, hearth and inset coal effect electric fire. Ceiling coving, radiator, carpet, TV connection and doorway to the kitchen.

Kitchen

Fitted with a range of wall and floor units, wood effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Large larder cupboard, uPVC part obscure double glazed external door and window to the side elevation, radiator and carpet squares.

With plumbing for a washing machine, spaces for a freestanding upright electric cooker and under work surface fridge and freezer.

First Floor

Stairs & Landing

With radiator and carpet throughout.

Bedroom One

With two uPVC double glazed windows to the front and side aspects, built-in wardrobe, carpet and radiator.

Bedroom Two

A second good size double bedroom offering two uPVC double glazed windows to the side and rear elevations, radiator and carpet. Wall mounted Glow Worm Micron gas combi central heating boiler

Bedroom Three

With uPVC double glazed window to the front of the property and carpet.

Family Shower Room

Fitted with a suite comprising: wall mounted wash hand basin with chrome taps, WC, shower enclosure with mains fed thermostatic shower system. Fully tiled walls, uPVC obscure

double glazed window to the rear aspect, vinyl flooring, loft access and airing cupboard housing the hot water storage cylinder.

Outside

The property is approached via a concrete driveway providing off road parking before double wrought iron gates opening to additional parking and a detached garage beyond.

The garage has a steel up/over door, uPVC double glazed side window, power, lighting and rear access door.

Front

The front garden offers mature hedgerows, gravelled frontage, a paved pathway and stocked borders.

Rear

The large enclosed rear garden offers concrete pathways and patio areas, lawns, mature trees and hedgerows, stocked flowerbeds and borders, timber fence panelling, two greenhouses and a shed.

Rear WC / Store

Adjoining the kitchen with uPVC external door and rear aspect obscure double glazed window, WC, power and lighting.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C.

No upward chain.

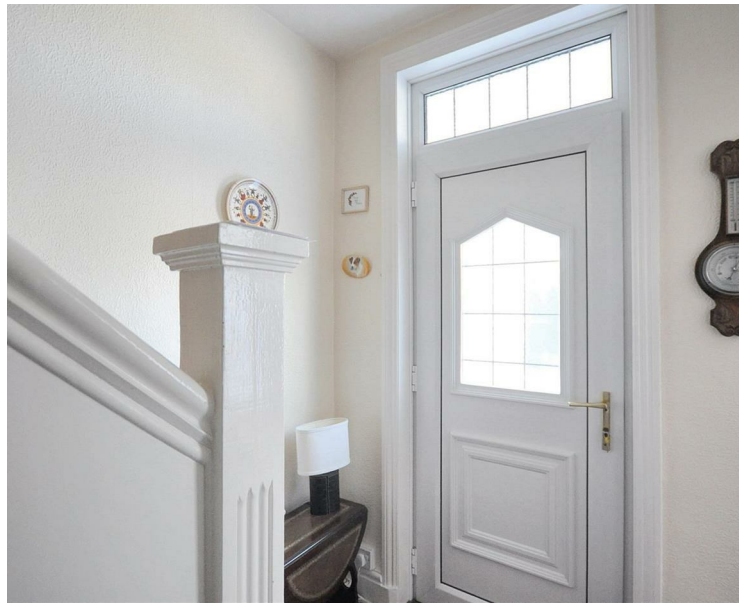
Services

Mains gas, water, electricity and drainage.

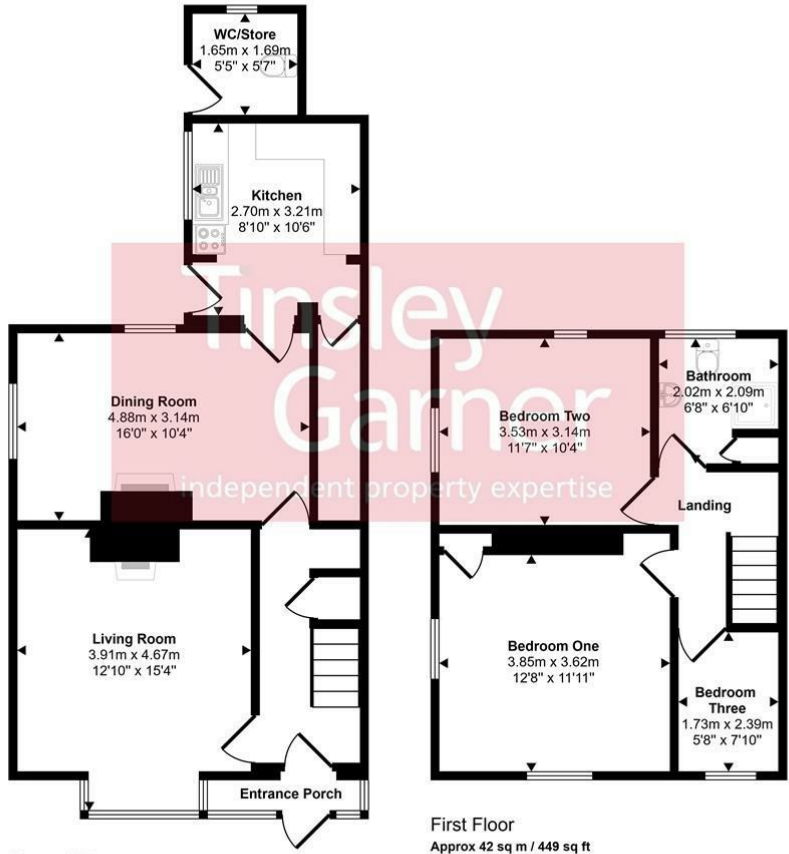
Gas central heating

Viewings

Strictly by appointment via the agent



Approx Gross Internal Area
98 sq m / 1057 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		
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		
England & Wales		
EU Directive 2002/91/EC		