

280 Old Road, Barlaston, Stoke-on-Trent, Staffs, ST12 9EW



Freehold £255,000

Bob Gutteridge Estate Agents are delighted to bring to the market this extended semi-detached home situated in this highly regarded and established Barlaston location. The current vendors of this property have created a versatile and characterful home which will suit couples and families alike. As you would expect this home offers the modern day comforts of Upvc double glazing along with a combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, dining room, "L" shaped fitted kitchen/breakfast room, downstairs WC, utility room and to the first floor are three bedrooms along with a fully tiled first floor bathroom. Externally, this property offers landscaped gardens to front and rear, with the rear garden backing onto a tranquil setting with a pool which offers a relaxing tranquil ambience to the rear garden. Viewing of this home is a must !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, Upvc double glazed window to side with inset lead pattern, coving to ceiling, pendant light fitting, oak laminate flooring, double panelled radiator, BT telephone point (subject to usual transfer regulations), power points, stairs to first floor landing and solid wood doors provide access off to rooms including;



BAY FRONTED LOUNGE 3.94m plus bay x 3.66m (12'11" plus bay x 12'0")

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, double panelled radiator, power points, oak effect laminate flooring, feature fire surround with exposed natural wood mantel shelf, stone hearth and inset and cast iron multi-fuel burner, double doorway provides access off to;



DINING ROOM 3.28m x 3.51m (10'9" x 11'6")

With Upvc double glazed patio doors to rear, coving to ceiling, pendant light fitting, double panelled radiator, oak effect laminate flooring and power points.



FITTED KITCHEN/BREAKFAST ROOM 5.79m'0.30m maximum, reducing to 1.83m x 3.00m re (19"1" maximum, reducing to 6'0 x 9'10" reducing)

With part panelled/part glazed door to side, Upvc double glazed frosted side access door, Upvc double glazed window to rear, coving to ceiling, six spot light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, integrated four ring gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling and ceramic tiled flooring, double panelled radiator, power points and door provides access to;



BUILT IN PANTRY

With Upvc double glazed frosted window to side with inset lead pattern, ceramic tiled flooring, pendant light fitting and ample domestic shelving and storage space etc.

SIDE ENTRY

With Upvc double glazed frosted front access door including Upvc double glazed panels to sides and front, wall light fittings, ceramic tiled flooring, panelled radiator, electrical consumer unit, Ideal combination boiler providing domestic hot water and central heating systems and access leads off to;

DOWNSTAIRS WC 1.68m reducing to 0.79m by 1.55m reducing to 0.69m (5'6" reducing to 2'7" by 5'1" reducing to 2'3")

With ceramic hard floor tiling with decorative border tile, wall mounted electrical heater, a built-in WC, wall mounted sink unit with chrome mixer tap above and light tunnel.

UTILITY ROOM 2.90m x 1.52m (9'6" x 5'0")

With Upvc double glazed window to rear, extractor fan, pendant light fitting, plumbing for automatic washing, space for condenser dryer, base mounted soft cream storage cupboard for ample domestic storage space, round edge work surface with built in stainless steel sink unit with mixer tap above and ceramic splashback tiling.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to side with inset lead pattern, coving to ceiling, smoke alarm, pendant light fitting, access to loft space with pull down retractable timber ladder, doors to rooms including;



BEDROOM ONE (FRONT) 3.94m x 2.95m to chimney breast (12'11" x 9'8" to chimney breast)

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, power point and built in double wardrobes providing ample domestic hanging space and storage space .



BEDROOM TWO (REAR) 3.25m x 3.05m (10'8" x 10'0")

With Upvc double glazed windows to rear, coving to ceiling, pendant light fitting, panelled radiator, power points, door to built in wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM THREE 2.90m maximum x 2.21m (9'6" maximum x 7'3")

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, BT telephone point (subject to usual transfer regulations), power points and built in wardrobe providing ample domestic storage space.



FIRST FLOOR FAMILY BATHROOM 2.44m 1.93m (8'0" 6'4")

With Upvc double glazed frosted window to side with inset lead pattern, four LED spotlight fittings, fully tiled in walls with ceramic with inset decorative border tile, a built in suite comprising of WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap and shower attachment, ceramic tiled flooring, double panelled radiator, and electric shaver socket.



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedges, a paved pathway which provides access to the front of the property, two limestone chipping areas for ease of maintenance with mature shrubs and plants to borders and external lighting and access alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing with Indian stone paved area providing ample domestic patio and sitting space, garden brick retaining walls and Indian stone pathway leads down with shrubs to borders for access to a further Indian stone paved area providing further patio and sitting space etc, garden timber gate provides pedestrian access to the rear of the property, garden timber shed with power supply connected provides further external storage space and door leads off to;



USABLE GARAGE SPACE



SIDE ENTRANCE

With Upvc double glazed side access door with electricity consumer unit, modern grey laminate flooring and door to;

STORE ROOM 3.35m x 2.95m (11'0 x 9'8")

With Upvc double glazed double patio doors to rear, Upvc double glazed window to side, pendant light fitting, electric wall mounted heater, laminate flooring and power points.

STORAGE 1.65m x 1.63m (5'5" x 5'4")

Fitted out with electrics in-situ for connection.

COUNCIL TAX

Band 'B' amount payable to Stoke on Trent City Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

