



## **Barncroft House 2, Barncroft, Kingsley, Stoke-On-Trent, ST10 2BS Offers Around £287,500**

This modern detached dwelling was originally constructed in 1997 and offers excellent superbly presented three bedroomed accommodation with two reception rooms and two bathrooms and is located on the edge of this popular rural village on a small select cul de sac. The property includes UPVC glazing and fascias and solar panels plus gas central heating supplemented by partial under floor heating on the ground floor, together with a large well fitted dining kitchen. It comprises Storm Porch, Spacious Hall, Cloakroom with W.C, Lounge with access to Rear Conservatory, Separate Dining Room and Excellent Fitted Kitchen with Utility Area. Stairs lead to the galleried landing. The Main Bedroom has an Ensuite Shower room plus Two Further Bedrooms and Main Family Shower Room. Outside a driveway affords on site parking and access to the garage. The principle garden is to the side and rear and are laid mainly to lawn with a side raised lawned area. Well worth inspection.

## STORM PORCH

With tiled floor and UPVc door to:-

## SPACIOUS HALL



With under floor heating, tiled floor, below stairs store and television point.

## CLOAKROOM 6'2" x 3' (1.88m x 0.91m)

With W.C., wash hand basin, tiled floor with under floor heating, radiator and extractor fan.

## LOUNGE 19'10" x 10'2" (6.05m x 3.10m)



With radiator, television point, tiled floor with under floor heating, feature fireplace with electric fire, access door to Dining Room and patio doors to:-

## REAR CONSERVATORY 10' x 9' (3.05m x 2.74m)



With tiled floor and patio doors to garden.

## DINING ROOM 9'8" x 8'5" (2.95m x 2.57m)



With radiator and tiled floor with under floor heating.

## SPACIOUS DINING KITCHEN 19'10" x 8'9" (max) (6.05m x 2.67m (max))



With ceramic inset sink with "Quooker" mixer tap, good range of base units and drawers, wall cupboards, electric oven and ceramic hob with cooker hood over, built in fridge and dishwasher, tiled floor, tall radiator, television point, ceiling down lighting, wine cooler and Utility Area with base unit, ceramic sink, provision for washing machine, concealed wall mounted gas boiler and UPVc external door.

## STAIRS



With carpet lead to the feature galleried landing with radiator, loft access and airing cupboard with insulated cylinder.

### BEDROOM 1 13'7" x 10'1" (4.14m x 3.07m)



With carpet and radiator.

### ENSUITE SHOWER ROOM 8' x 6' (2.44m x 1.83m)



With wash hand basin, W.C, corner shower cubicle with mains shower unit, heated towel rail, tiled floor, part tiled walls, extractor fan and ceiling down lighting.

### BEDROOM 2 10' x 8'10" (3.05m x 2.69m)

With carpet and radiator.

### BEDROOM 3 9'8" x 8'11" (2.95m x 2.72m)



With carpet and radiator.

### MAIN SHOWER ROOM 10'8" x 6'2" (3.25m x 1.88m)



With W.C, wash hand basin, walk in shower area with glazed screen and mains shower unit, radiator, ceiling down lighting, illuminated mirror, extractor fan, heated towel rail, part tiled walls and tiled floor.

### OUTSIDE



There is a vehicle parking area which leads to the semi detached Garage (18' x 8'9") with remote up and over door and loft storage area. The front garden has gravel area, water point and shrubs with gated access to the good sized rear garden which is laid mainly to lawn with raised side elevated lawn area which adjoins the Staffordshire Way.

### NOTE

The property is accessed off Hazles Cross Road by a shared private driveway which serves 5 other properties. We understand that there is an agreed shared repair maintenance understanding.

### FLOOR PLANS

Are for illustration purposes only and are not to scale.

### TENURE

Freehold.

### VACANT POSSESSION

On Completion.

### LOCAL AUTHORITY

Staffordshire Moorlands District Council.

Council Tax Band D

### VIEWING

Strictly by arrangement with the Estate Agent.

### VENDORS SOLICITORS

Mr L Pointon, A H Brooks & Co Solicitors, Central Building, High Street, Cheadle, Stoke on Trent, Staffordshire ST10 1AR. Telephone 01538 754253.

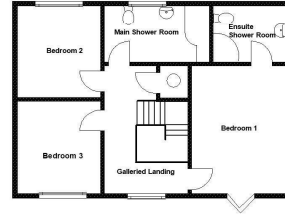
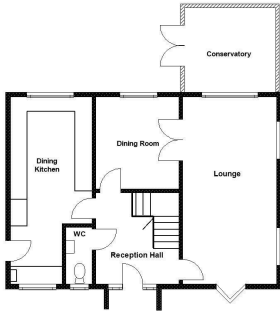
### SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

### FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

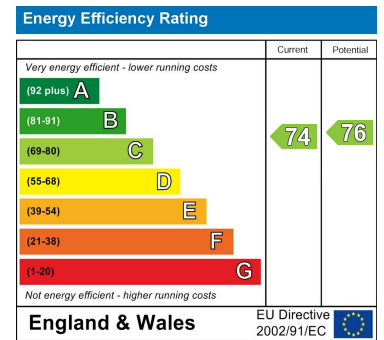
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

