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Estate Agents

Letting and Management Specialists



2 Old Road, Barlaston, Stoke on Trent, ST12 9EQ

£480,000

- Unique Detached House
- Four Bedrooms
- Modern Bathroom
- En-Suite Shower Room
- Dining Room & Utility Room
- Conservatory
- Spacious Rear Garden
- Garage

A deceptive and unique detached house in a stunning and convenient Barlaston location!

This traditional property in Barlaston provides a perfect blend between size, practicality and style. The property has been reconfigured with imagination and purpose which has produced a perfect family home in a sought after village location.

Externally, the property features a traditional looking aesthetic, which continues upon entry as you are greeted by the stunning entrance hallway with minton tiled flooring. There is plenty of living space, including a front reception room, rear living room and dining area complete with solid fuel burner and herringbone style oak block flooring, as well as a separate conservatory! The kitchen provides plenty of space to prepare food and there is also a separate utility room and wc on the ground floor.

The first floor of the property is home to a stunning, modern bathroom with separate shower as well as three spacious bedrooms, all accessed from the large landing area which is complimented by plenty of natural light thanks to the two double glazed windows.

A recent conversion to the roof space now provides a perfect master bedroom which benefits from a contemporary en suite and separate dressing area with ample storage space and velux window.

The rear garden is spacious and features a large patio area, manageable lawns and a separate patio at the rear of the garden which is enhanced by the stylish pergola.

This is a real opportunity to acquire a real family house in first class semi rural location! Local amenities are only a very short distance away and those that are familiar with this location will be aware that local restaurants are within easy reach as well as the very popular walking spot at Barlaston Downs.

See our online virtual tour and for more information please contact us.



ENTRANCE PORCH

Composite front door. UPVC double glazed windows. Tiled floor.

ENTRANCE HALLWAY

Stylish timber door. UPVC double glazed windows. Stunning Minton tiled floor. Radiator. Store cupboard.

FRONT RECEPTION ROOM

14'05 max x 11'08 max (4.39m max x 3.56m max)

UPVC double glazed window. Fitted carpet. Radiator. Feature stained glass internal window.

REAR RECEPTION ROOM

15'00 max x 10'11 max (4.57m max x 3.33m max)

Herringbone style oak wood block flooring. Radiator. Multi fuel burner.

CONSERVATORY

10'05 x 7'01 (3.18m x 2.16m)

UPVC double glazed windows and doors leading into the garden. Tiled floor. Radiator.

DINING ROOM

10'03 x 9'03 (3.12m x 2.82m)

UPVC Double glazed windows and patio doors into the garden. Herringbone style oak wood block flooring.

UTILITY ROOM

8'01 max 4'06 min x 6'09 max 2'10 min (2.46m max 1.37m min x 2.06m max 0.86m min)

UPVC double glazed window and rear door. Range of wall cupboards and base units with worktop space. Plumbing for washing machine. Radiator. Tiled walls.

W/C

UPVC double glazed window. Tiled floor. W/C and wash basin. Tiled walls.

KITCHEN

15'03 x 8'04 (4.65m x 2.54m)

Two UPVC double glazed windows. Tiled floor. A range of wall cupboards and base units. Part tiled walls.

FIRST FLOOR

LANDING

Two UPVC double glazed windows. Fitted stair and landing carpet. Radiator.

BEDROOM TWO

12'01 max x 10'07 (3.68m max x 3.23m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes.

BEDROOM THREE

10'11 x 9'11 (3.33m x 3.02m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM FOUR

10'11 x 7'07 (3.33m x 2.31m)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

11'01 max 6'04 min x 8'02 max 3'07 min (3.38m max 1.93m min x 2.49m max 1.09m min)

UPVC double glazed window. Tiled floor. Tiled walls. Radiator. Jacuzzi style bath tub, wash basin within a vanity unit, W/C and a walk in shower cubicle.

SECOND FLOOR

LANDING

UPVC double glazed window. Velux window with fitted blind. Dressing area with storage and store cupboard containing Worcester combi boiler. Radiator.

MASTER BEDROOM

13'08 x 10'04 (4.17m x 3.15m)

UPVC double glazed window. Laminate flooring. Radiator. Fitted wardrobes and drawers.

EN-SUITE

7'02 x 4'08 (2.18m x 1.42m)

UPVC double glazed window. Tiled flooring. Radiator. W/C, wash basin within a vanity unit and a walk in shower cubicle.

OUTSIDE

To the rear of the property there is a large patio with blue slate border, Lawn with access to sheds and patio area with Pergola. Various external power sockets.

At the front of the property there is a block paved driveway providing off road parking for multiple vehicles. Blue slate border.


DETACHED GARAGE

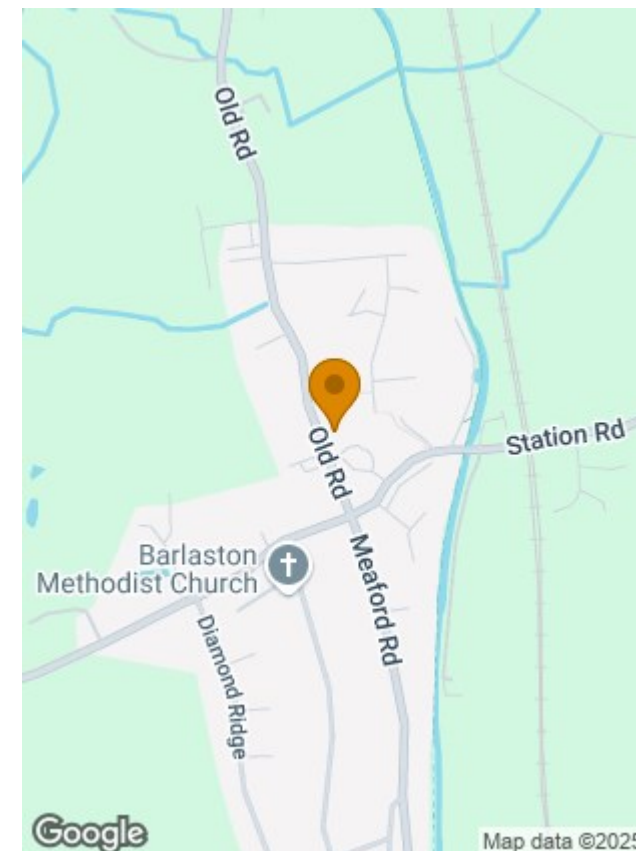
18'07 x 9'10 approx (5.66m x 3.00m approx)

Power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - E



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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