

## Barleyfields Bradeley Stoke-On-Trent ST6 7QE



**Offers In The Region Of £159,950**

## Barleyfields, Bradeley, Stoke-On-Trent, ST6 7QE

Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A blank canvass, an ideal home for you -  
With Two bedrooms, lounge, conservatory and KITCHEN too -  
There's ample parking for car and lawn garden to the front -  
All in a popular location, perfect if you're on a property hunt -  
All this is available with NO UPWARD CHAIN -  
We're ready to show you around come sun or rain!

This charming semi-detached house presents a wonderful opportunity for both first-time buyers and those looking to downsize. Situated in a popular cul-de-sac, the property boasts a well-presented interior that is sure to impress.

Upon entering, you are welcomed by a spacious entrance hall that leads to a fitted kitchen, perfect for culinary enthusiasts. The inviting lounge provides a comfortable space for relaxation and entertaining, while the adjoining conservatory offers a delightful spot to enjoy the garden views throughout the seasons.

On the first floor, you will find two generously sized bedrooms, ideal for restful nights. The modern shower room is tastefully designed, ensuring convenience and comfort for all residents. The property benefits from double glazing and central heating, providing warmth and energy efficiency throughout the year.

Outside, the front and rear gardens offer a lovely outdoor space for gardening or simply enjoying the fresh air. The driveway provides off-road parking, adding to the convenience of this delightful home. With no upward chain, this property is ready for you to move in and make it your own.

We highly recommend viewing this lovely semi-detached house to fully appreciate its charm and potential. Don't miss out on this fantastic opportunity in a popular location.

### Entrance Hall

Composite door to the front aspect. Radiator. Stairs off to the first floor. Radiator. Laminate flooring.

### Kitchen

9'8" x 5'5" (2.96 x 1.67)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Inset sink with single drainer. Integrated washing machine. Four ring gas hob with extractor fan above and built-in oven. Cupboard housing gas central heating boiler. Inset ceiling spot lights. Double glazed window to the front aspect.

### Lounge

14'3" x 11'10" (4.36 x 3.61)

Radiator. Coving to ceiling. Double glazed bi folding doors with access into the conservatory. Laminate flooring.

### Conservatory

10'1" x 8'11" (3.08 x 2.74)

Double glazed windows and double glazed French doors with access into the rear garden.



### First Floor

#### Landing

With loft access.

#### Bedroom One

11'9" x 8'11" (3.59 x 2.72)

Double glazed window. Radiator.



#### Bedroom Two

9'7" to robe x 8'4" (2.93 to robe x 2.56)

Double glazed window. Radiator. Useful storage cupboard.



### Shower Room

6'3" x 5'5" (1.91 x 1.66)

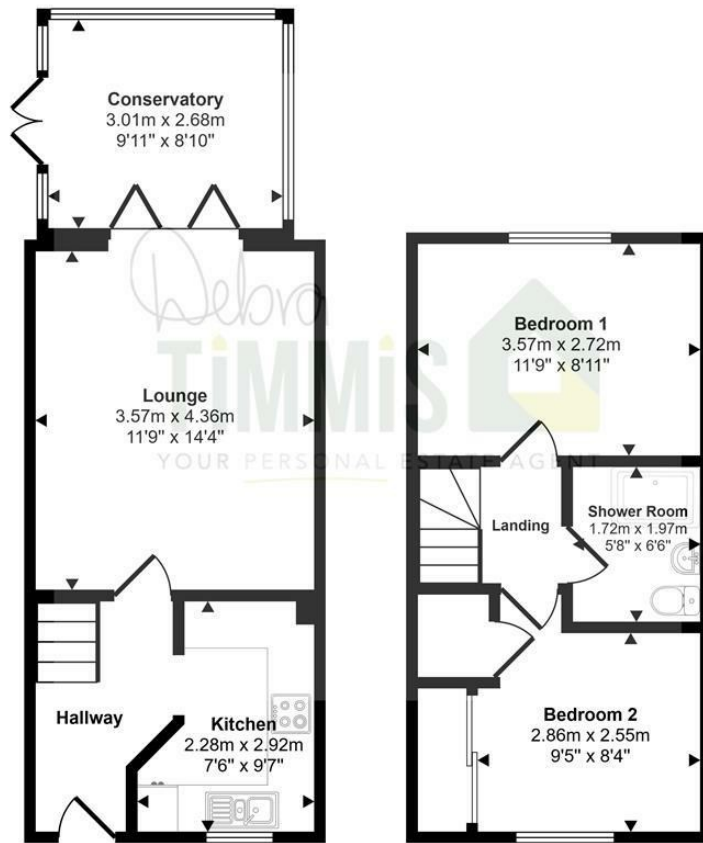
Suite comprises, shower cubicle housing mains shower, combination vanity wash hand basin and WC. Heated towel rail. Tiled walls.

### Externally

Artificial lawn gardens to the front aspect. Driveway providing off road parking. Gated access to the enclosed low maintenance artificial lawn garden.



Approx Gross Internal Area  
63 sq m / 677 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.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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