Tinsley Garner
independent property expertise

6, Old Road, Barlaston, ST12 9EQ

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Asking Price £295,000

A traditional detached bungalow in a popular and sought-after location, just a short stroll from the heart of Barlaston village and within easy reach of a wide range of local amenities. The property has been in the same ownership for many years and offers deceptively spacious accommodation, thoughtfully adapted to suit the current owners' needs – and now providing an excellent opportunity for new owners to put their own stamp on it. Well maintained throughout, it benefits from uPVC double glazing and a modern gas-fired combi boiler. Set on a good-sized plot, the bungalow includes ample off-road parking, a detached garage, and a lovely enclosed rear garden. Perfectly positioned to enjoy the tranquillity of village life while staying connected, with Downs Banks just over half a mile away and the award-winning Trentham Gardens only 2 miles. Offered for sale with no upward chain.

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Porch
Fully enclosed porch with arched half-glazed upvc front door.

Entrance Hall
With wooden half glazed inner door. Radiator.

Lounge Dining Room
A spacious through lounge / dining room with bay window to the front of the bungalow and French doors leading though to the conservatory. Stone fireplace and hearth with living flame bas fire. Two radiators.

Conservatory
A great addition to the living space, built on a brick base with upvc double glazed windows, louvre roof panels and French doors opening to the gardens. Wood effect floor and centre light with fan.

Living Room
Useful additional living space, with window to the side of the bungalow and chimney breast with period style fireplace and living flame fire. Radiator.

Bedroom
Double bedroom with bay window to the front of the house. Radiator.

Bathroom
With suite comprising; bath with shower over, pedestal basin & WC. Ceramic wall tiling to full height and wood effect floor. Rear facing window. Radiator.

Kitchen
The kitchen features an extensive range of wall and base cupboards with traditional style oak cabinet doors and contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise; ceramic electric hob with extractor fan over, eye level electric double oven and plumbing for washing machine. Wall mounted Zanussi gas fired central heating boiler. Windows to the side and rear of the bungalow.

Utility Area
Featuring a tall larder cupboard, base cupboards with traditional style oak cabinet doors & work surface, space for tall fridge freezer and plumbing for washing machine. Archway through to the kitchen and door to the rear porch. Wood effect floor extending through to the kitchen.

Rear Porch
Fully enclosed porch with upvc windows and half glazed back door.

Outside
The bungalow occupies a good size garden plot, set back from the road and hidden from view by a tall hedge. Block paved driveway to the front and side of the property providing parking for several cars and detached garage with rendered walls and pitched tile roof. The garage has light & power & motor operated roller shutter door. Enclosed rear garden with lawn area, raised planted borders and paved patio with summer house.

General Information
Services; Mains gas, electricity, water & drainage., Gas central heating

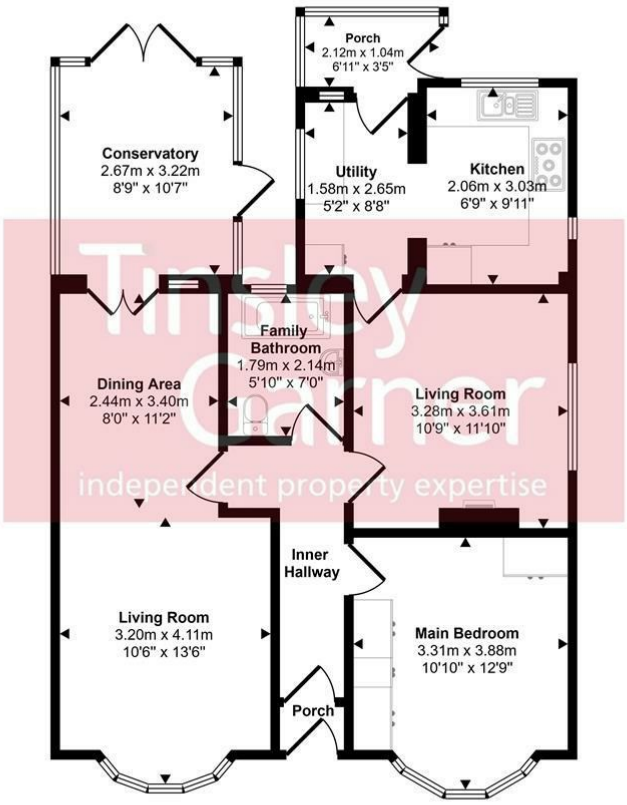
Council Tax Band D - Stafford Borough Council

Tenure; Freehold

Viewing by appointment

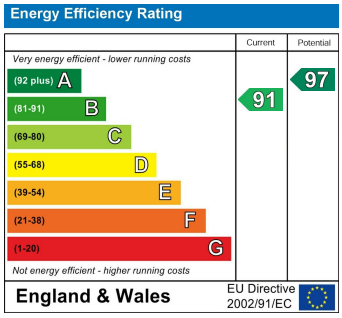
For sale by private treaty, subject to contract.
Vacant possession on completion

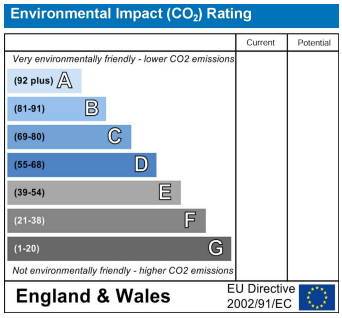
Approx Gross Internal Area
81 sq m / 870 sq ft



Floorplan

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.





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