



45, Park Drive, Barlaston, Stoke-On-Trent, ST12 9DW



£350,000

A well presented traditional semi detached family home situated in much sought Barlaston village. The house offers spacious accommodation with reception hall, living room, dining room, guest cloakroom, modern breakfast kitchen and separate utility, to the first floor there are three bedrooms and a modern family bathroom. Set in a good size plot with established private rear garden and plenty of off road parking, the property also benefits from energy efficient solar panels with battery and feed-in tariff, gas combi central heating and uPVC double glazed windows and doors throughout. All of this conveniently located within strolling distance of amenities in the village centre, the canal, the Downs Banks and a just short commute to Trentham Gardens, Stone and The Potteries. Early Viewing Essential.



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<https://www.tgprop.co.uk>



Entrance Hall

A panelled and part glazed hardwood front door with matching side windows opens to the hallway. With ceiling coving, radiator, carpet, BT Open Reach connection, doorways to the living room, dining room, breakfast kitchen, guest cloakroom and access to the first floor stairs.

Living Room

A cosy reception room offering a wooden fire surround with granite hearth, cast iron style back and fire grate, ceiling coving, uPVC double glazed window to the front elevation, radiator, TV connection and exposed floorboards.

Dining Room

With uPVC double glazed window overlooking the rear garden, radiator and carpet.

Breakfast Kitchen

A modern kitchen fitted with a range of gloss grey finish wall and floor units, marble effect work surfaces with matching upstands and inset composite 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, tiled floor with under floor heating, two uPVC double glazed windows to the side aspect, radiator and doorway to the utility. Wall cupboard housing a Worcester Greenstar 30si gas combi central heating boiler.

Appliances including: ceramic electric hob with glass splash-back and stainless steel extractor hood with light above, integral electric oven and microwave, dishwasher, fridge and freezer.

Utility

With uPVC double glazed window and external door to the rear garden, quarry tile floor, plumbing for a washing machine and space for an additional appliance.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin with chrome mixer tap. Part tiled walls, tiled laminate flooring and uPVC obscure double glazed window to the side aspect.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, uPVC double glazed window to the side of the property, loft access and carpet.

Bedroom One

With extensive fitted wardrobes and storage, uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Two

Offering a uPVC double glazed window to the front elevation, fitted wardrobes and storage, three wall lights, carpet and radiator.

Bedroom Three

With fitted storage, uPVC double glazed window to the side aspect, radiator and exposed floorboards.

Bathroom

Fitted with a modern white suite comprising: standard bath and panel with chrome mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, oversize shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, chrome towel radiator, uPVC obscure double glazed window to the side aspect and tiled laminate flooring.

Outside

The property is approached via a paved driveway providing generous off road parking.

Front

With mature hedgerows, stocked flowerbed, timber fence panelling, external water connection and paved pathway with coach light before the front door.

There is side access to the rear garden.

Rear

The good size enclosed and private rear garden offers a paved patio, pathways, lawn, small pond, stocked flowerbeds and borders, mature hedgerows, large garden shed and timber fence panelling.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C.

Services

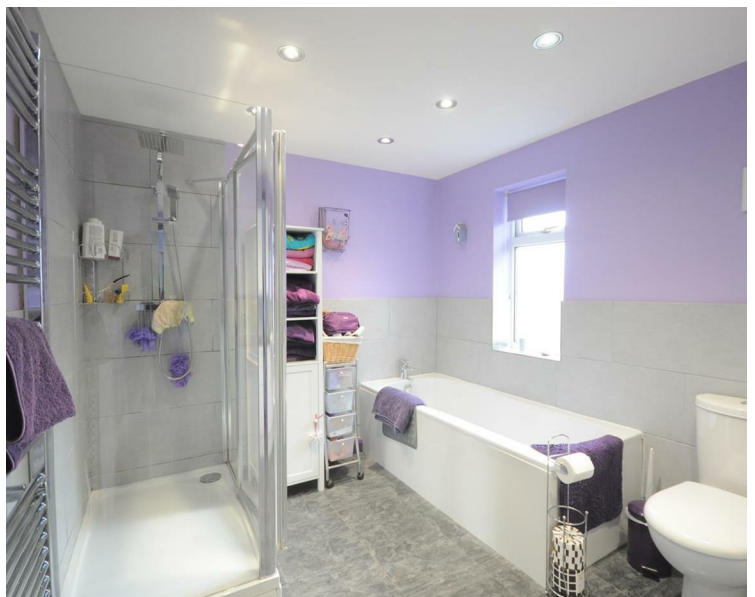
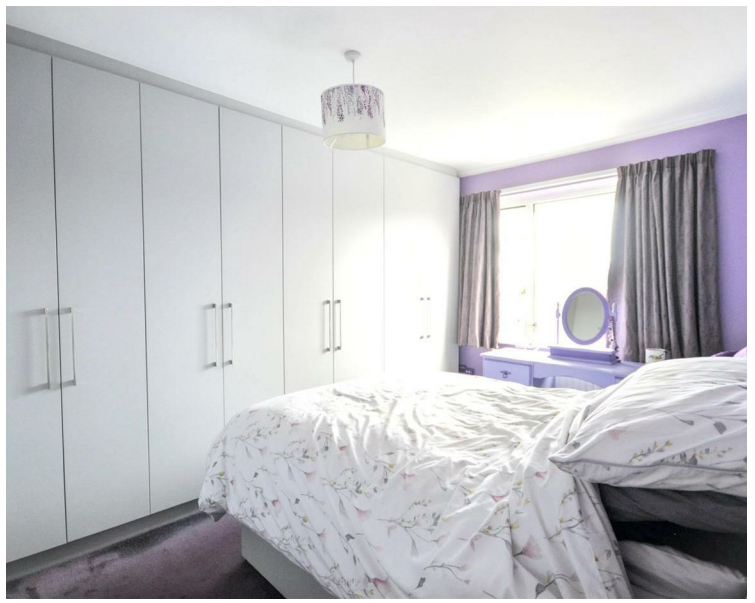
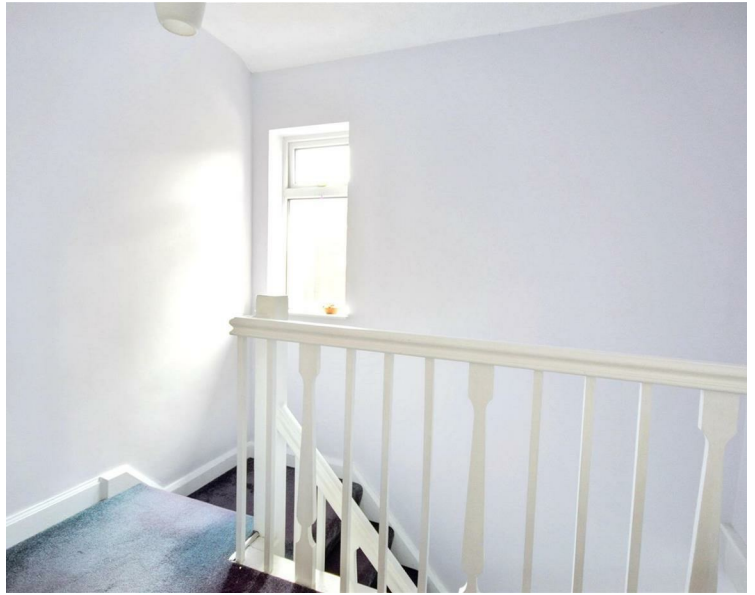
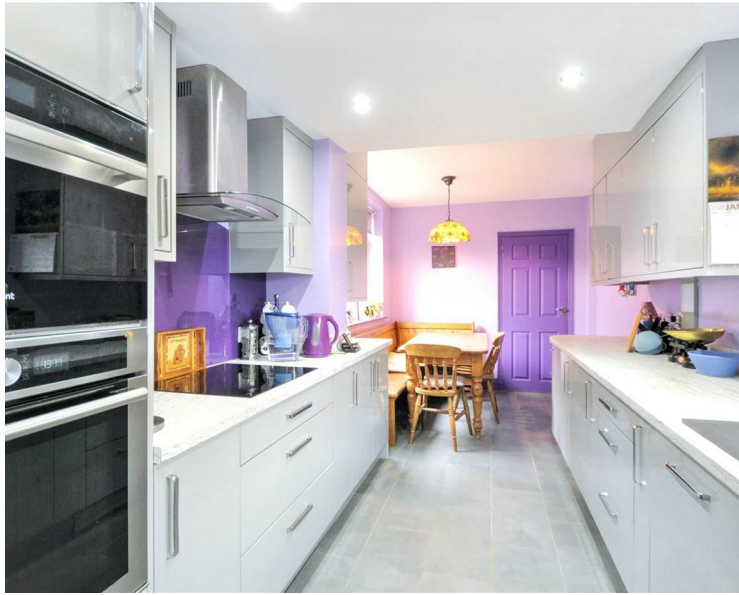
Mains gas, water, electricity and drainage.

Gas combi central heating

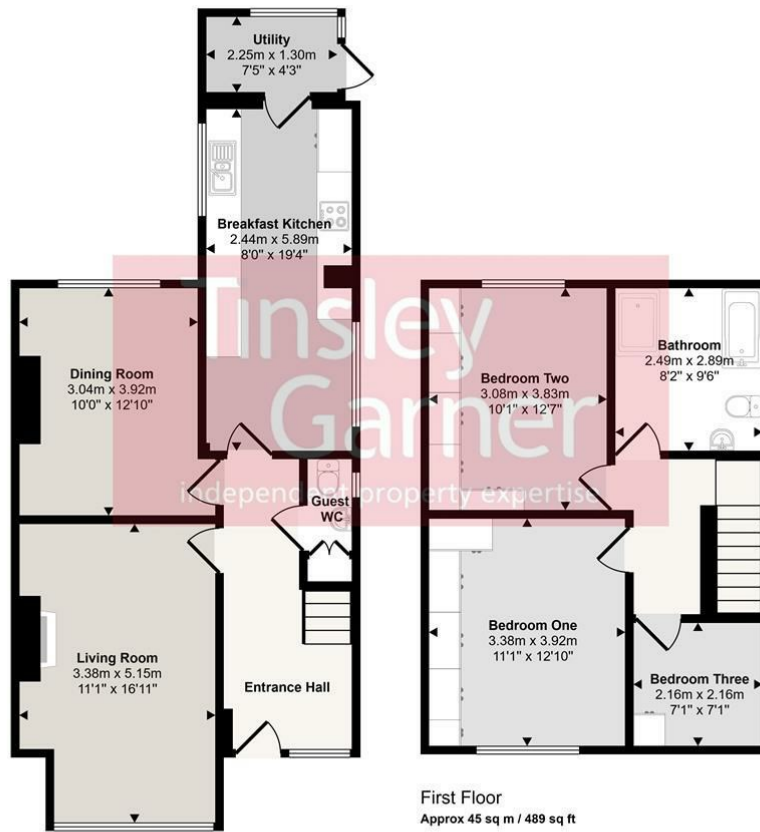
Owned solar panels with storage battery and feed-in tariff.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
106 sq m / 1137 sq ft



Ground Floor
Approx 60 sq m / 649 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	55	55
EU Directive 2002/91/EC		