

FOR SALE



Barncroft Road, Chell Heath, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £160,000



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- Immaculately presented modernised home
- Spacious open-plan kitchen diner
- Bright conservatory to rear garden
- Two double bedrooms plus single
- Large driveway parking and garage



OVERVIEW This three-bedroom semi-detached house is for sale in Stoke-on-Trent, offering updated accommodation suitable for first-time buyers and families. The property has been modernised throughout and is presented in an immaculate condition. The property has been subject to a modernisation with a number of upgrades such as a newly installed boiler(2024 installation and guarantee available) upgraded internal doors and replacement kitchen.

On the ground floor, an entrance porch with additional storage leads into a separate reception room featuring a fireplace. To the rear, there is an open-plan kitchen with dining space, providing a central hub for everyday living. A conservatory extends the ground floor accommodation, giving direct access to the rear garden.

Upstairs, there are two double bedrooms, one with built-in wardrobes, and a further single bedroom. The layout is complemented by a family bathroom. Outside, the property benefits from a lawned rear garden with a paved patio, enclosed with a side access gate. To the front, there is ample driveway parking for several vehicles and a single garage.

The house is located within Stoke-on-Trent, with a range of local amenities, schools and everyday services available nearby. Green spaces and local parks in the wider area provide opportunities for outdoor recreation.



Public transport links include nearby bus routes connecting to Stoke-on-Trent city centre and surrounding districts. The nearest mainline station is Stoke-on-Trent, which offers regular services to destinations such as Manchester (around 45–60 minutes) and Birmingham (around 50–70 minutes), as well as London via direct and connecting services. Road connections via the A50 and A500 give access to the M6 for regional and national travel.

KITCHEN/DINER 14' 7" x 9' 10" (4.46m x 3.01m) Fitted with a range of upgraded wall and base units with complementary work surface which incorporates a sink unit and drainer with mixer tap, integrated oven and hob with extractor unit, space for appliances, two double glazed windows to the rear elevation, and UPVC glazed door giving access to the conservatory, storage cupboard, ceramic tiled floor, radiator.

PORCH 5' 11" x 4' 11" (1.82m x 1.52m) Entered via a UPVC front door, glazed windows to the front and side and brick dwarf wall, radiator

CONSERVATORY 10' 5" x 9' 5" (3.18m x 2.88m) UPVC frame with brick dwarf wall and French door opening onto the rear garden, power and lighting, radiator.

LOUNGE 14' 7" x 14' 4" (4.46m x 4.38m) Double glazed window to the front elevation, log burner style fireplace with feature surround and slate tiled hearth, wood effect laminate flooring, stairs to first floor, radiator.

LANDING 7' 7" x 6' 3" (2.33m x 1.92m) Double glazed window to the side elevation, loft access.



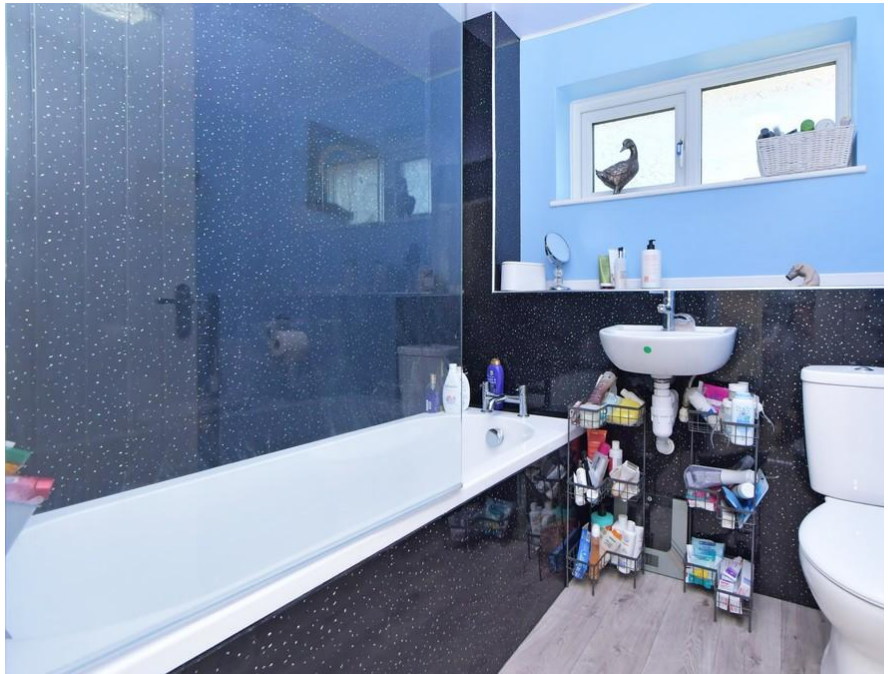
BEDROOM 11' 2" x 6' 0" (3.42m x 1.84m) Having built in wardrobes, double glazed window to the front, radiator.

BEDROOM 13' 8" x 8' 5" (4.19m x 2.57m) Double glazed window to the rear elevation, radiator.

BEDROOM 9' 2" x 8' 2" (2.81m x 2.51m) Having built in storage cupboard, double glazed window to the front elevation radiator.

BATHROOM 6' 2" x 6' 2" (1.90m x 1.89m) White suite comprising; low level WC, wall mounted hand wash basin and bath with thermostatically controlled shower over, double glazed window to the rear elevation, heated towel rail.

EXTERNAL The property is approached via a block paved driveway providing off road parking for several vehicles and lawned garden sitting adjacent. A side access gate leads through to a single garage with up and over door, power and lighting. To the rear there is an enclosed garden mainly laid to lawn with paved patio and mature hedges and borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and for display purposes only

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