



40 Barncroft Road, Stoke-On-Trent, Staffordshire, ST6 6QF

Asking Price £155,000

- Three Bedroom Semi-Detached Home
- Substantial Lounge With Picture-Window Outlook
- Gardens Having Established Planting And Feature Pond
- Occupying A Corner Plot With Wraparound Gardens
- Good Sized Versatile Conservatory
- Potential To Restore To A Magnificent Family Home
- Enjoying Elevated Views Across Chatterley Whitfield Country Park
- Character Features

40 Barncroft Road, Stoke-On-Trent ST6 6QF

Positioned on a popular and well-established development, this three bedroom semi detached home occupies a generous corner plot with impressive wraparound gardens, offering a rare opportunity for buyers seeking space, character and a project with clear potential.



Council Tax Band: B



Once considered one of the most desirable homes within the street, the property still showcases the thoughtful design and investment of its time. From the first-floor bedrooms and the lounge's full-length windows, the home enjoys elevated views across Chatterley Whitfield Country Park, a superb lifestyle asset that enhances the appeal of its setting.

The ground floor centres around a substantial lounge featuring a striking picture-window outlook. From here, double doors lead into an exceptionally sized conservatory. While now requiring attention, this dramatic space highlights the original vision for a versatile room that could serve as a family room, dining area, garden room or multi-use entertaining space once upgraded.

Character features continue throughout, including parquet flooring and a bespoke freestanding kitchen which both nod to the care and craftsmanship which was once invested. Though the interior now needs modernisation, the scale, layout and underlying quality create an outstanding canvas for a future buyer to reimagine.

Upstairs, the home offers three bedrooms and a first-floor bathroom, each with scope for contemporary improvement.

Externally, the property excels. The wraparound gardens incorporate lawned areas, established planting and a feature pond, providing privacy and significant outdoor appeal. To the rear, vehicular access leads to a spacious driveway and a detached garage, ensuring strong practical credentials.

In summary, this is a property with substance, presence and tremendous potential. With its generous plot, elevated views and original architectural touches, it now stands ready for a new owner to restore it to a truly magnificent family home.

Lounge

15'0" x 14'6"

Having a hardwood full length double glazed window to the front aspect, wooden parquet flooring, feature ornate fireplace with timber surround and marble hearth with gas fire. Ornate coving, niche and ceiling rose. Radiator. Open staircase to first floor landing.

Double opening doors into:-

Conservatory

21'10" x 11'10"

Having a brick base with hardwood double glazed windows. Tiled floor.

Kitchen

14'7" x 9'10"

Having bespoke freestanding kitchen units with corian worksurface over with incorporated Belfast sink unit and deck mounted mixer tap. Space for gas cooker with chimney style stainless steel extractor fan over, plumbing for washing machine. Defined dining area having hardwood double glazed windows to the rear and side aspect, under stairs pantry store. Tiled floor, ideal gas central heating boiler. Fully tiled walls. Rear entrance door.

First Floor Landing

Having a hardwood double glazed window to the side aspect, access to loft space, ornate ceiling rose.

Bedroom One

8'5" x 15'9"

Having built-in wardrobes with additional storage cupboard. Hardwood glazed window to the front aspect having views over Chatterley Whitfield country Park. Radiator.

Bedroom Three

10'9" maximum into door x 6'0"

Having a feature hardwood glazed window to the front aspect having views over Chatterley Whitfield country Park, built-in storage with shelving.

Bedroom Two

9'3" x 8'3"

Having a feature hardwood window to the rear aspect, radiator, built-in open wardrobe with matching shelving.

Bathroom

6'2" x 6'2"

Having a circular bath on a raised plinth, WC, corner set wash hand basin. Fully tiled walls, UPVC double glazed obscured window to the rear aspect with decorative stained glass. Radiator.

Externally

The property occupies a generous corner plot with landscaped wraparound gardens having several defined areas including a feature pond. To the rear of the property there is vehicular access onto a gated driveway which also leads to a detached garage.





Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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