

**Tinsley
Garner**
independent property expertise



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



Offers Over £300,000

A traditional semi-detached family house in a green & leafy tree lined suburban avenue close to the centre of Barlaston village, walking distance to local amenities and the canal. The house has been extended on the ground floor and offers well proportioned accommodation featuring a welcoming hallway, cosy sitting room, large open plan living / dining room space with patio doors to the rear, traditional style extended kitchen and downstairs WC, complemented on the first floor by three bedrooms and bathroom. Step outside and you will find a large mature plot with gardens front and rear, patio overlooking the garden, plenty of off-road parking and a large detached double garage. The house has remained in the same ownership for many years and is well maintained throughout but does now offer new owners the opportunity to stamp their own mark. Seize your chance to enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. The surrounding area is known for its scenic beauty, with the Downs Banks a little over ½ mile away and the award winning Trentham Gardens 2 miles away. The village is just a short commute to Stone, Stafford and the Potteries. No upward chain.



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Enclosed Porch

Fully enclosed porch with arched double outer door with stained glass panels, patterned tile floor.

Entrance Hall

Welcoming reception hall with original wooden front door and side windows with feature stained glass windows. Stairs to the first floor landing. Radiator.

Cloaks & WC

Under stairs cloakroom & store with WC and hand basin.

Lounge

The lounge has a bay window to the front of the house and sliding glazed panel doors opening through to the dining room. Chimney breast with period style fireplace, marble inset and hearth and living flame gas fire. Radiator.

Dining Room

The dining room has been extended to the rear to create a large living and dining space with garden views and sliding patio windows opening to the rear garden. Chimney breast with briquette fireplace, quarry tile hearth and gas fire. Parquet-style real wood flooring with carpet to the extension. Two radiators.

Kitchen

The kitchen is extended to the rear and has space for casual dining featuring a small breakfast bar. Fitted with an extensive range of wall & base cupboards with traditional style oak cabinet doors and coordinating marble effect work surfaces with inset sink unit. Fitted appliances comprise; gas hob with extractor hood over, eye level electric double oven and integrated fridge and freezer. Rear facing window overlooking the garden, smaller window to the side and half glazed upvc back door.

Landing

With access hatch to loft space.

Bedroom 1

Double bedroom with window to the front of the house, featuring fitted wardrobes and storage to the length of one wall with matching dressing table. Radiator.

Bedroom 2

Double bedroom with window to the rear of the house enjoying views across the rooftops towards the Downs Banks in the distance. Built-in wardrobe to chimney alcove. Radiator.

Bedroom 3

Single bedroom with window to the front of the house. Fitted wardrobe, storage and bookshelves. Radiator.

Bathroom

Suite comprising; bath with electric shower over, pedestal basin & WC. Ceramic wall tiling to full height, airing cupboard. Windows to the rear and side of the house. Radiator.

Outside

The house occupies a generous size plot on this popular and sought after tree lined suburban avenue. To the front there is a well stocked garden with mature hedges, shrubs and trees. Enclosed garden to the rear with established hedges and planted borders and paved patio area, and additional garden and storage to the rear of the garage. Large brick-built detached garage with twin up and over doors, light and power and also an inspection pit.

General Information

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

Council Tax Band D

Tenure; Freehold

Viewing by appointment

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





Ground Floor
Approx 55 sq m / 591 sq ft

Denotes head height below 1.5m

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			
		69	77
England & Wales	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	EU Directive 2002/91/EC		