Tinsley Garner
independent property expertise



38, Meadow Road, Barlaston, Stoke-On-Trent, ST12 9EJ

3 1 1

£140,000

A sensibly priced steel framed Cussins semi-detached family home, set in a quiet position on the edge of Barlaston village and boasting a large corner plot. Conveniently located within strolling distance of local amenities and the canal, the property is in need of modernisation throughout but offers plenty of potential with accommodation comprising: entrance hall, living room, dining room, kitchen, rear hallway with store and separate WC, to the first floor there are three bedrooms and a family bathroom. Also benefitting from off road parking, mature gardens to three sides, gas central heating and uPVC double glazed windows.
NO UPWARD CHAIN - Early Viewing Essential







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Entrance Hall
A uPVC part obscure double glazed front door opens to the hallway. With radiator, doorways to the living room, kitchen and access to the first floor stairs.

Living Room
A spacious reception room offering a uPVC double glazed window to the front elevation, gas fire, radiator, TV connection and glazed double doors with side windows opening to the dining room.

Dining Room
With uPVC double glazed window overlooking the rear garden, radiator and doorway to the kitchen.

Kitchen
Fitted with a range of wall and floor units, wood effect work surfaces with inset stainless steel sink and drainer with chrome taps. Under stairs storage cupboard, uPVC double glazed window to the rear aspect, radiator, wall mounted Vaillant Eco Fit Sustain gas central heating boiler and doorway to the rear hall.

With space for a freestanding cooker and plumbing for a washing machine.

Rear Hall
With uPVC part obscure double glazed front aspect door and obscure window to the rear elevation. Doorways to a store, separate WC and external wooden door opening to the rear garden.

Guest WC
With WC and uPVC obscure double glazed window to the front of the property.

First Floor

Stairs & Landing
With uPVC obscure double glazed window to the side aspect, loft access and airing cupboard housing the hot water cylinder.

Bedroom One
Offering a uPVC double glazed window to the front of the property, storage cupboard and radiator.

Bedroom Two
A second double bedroom with uPVC double glazed window overlooking the rear garden, storage cupboard and radiator.

Bedroom Three
With uPVC double glazed window to the front of the property, radiator and storage cupboard.

Family Bathroom
Fitted with a white suite comprising: standard bath, pedestal wash hand basin and WC. Part tiled walls, radiator and uPVC obscure double glazed window to the rear aspect.

Outside
The property presently has off road parking for one vehicle, more can easily be made available.

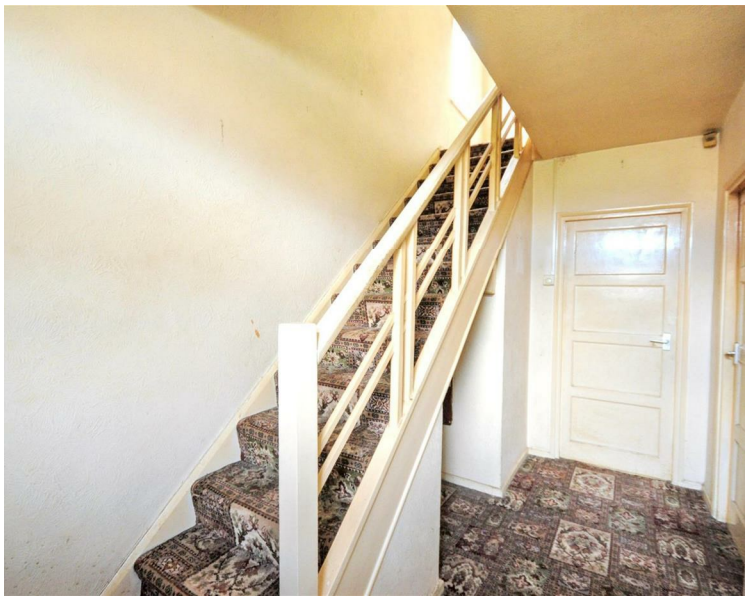
Gardens
There are good size and well stocked mature gardens to three sides of the property.

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band A
NO UPWARD CHAIN

Services
Mains gas, electricity, water and drainage.
Gas central heating.

Viewings
Strictly by appointment via the agent.





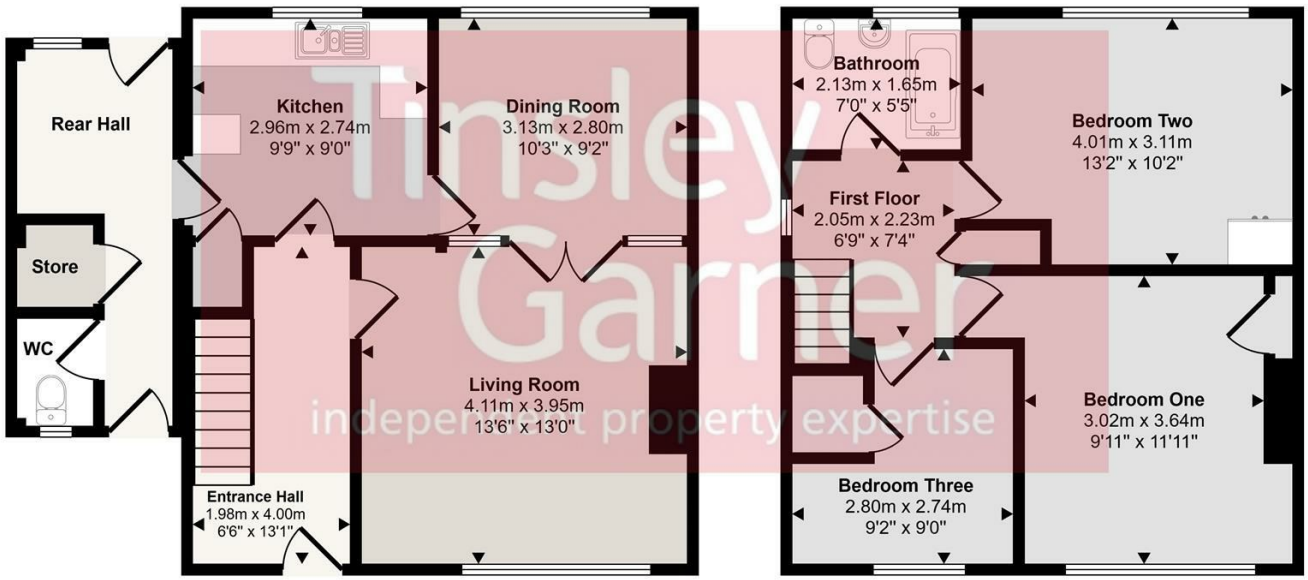








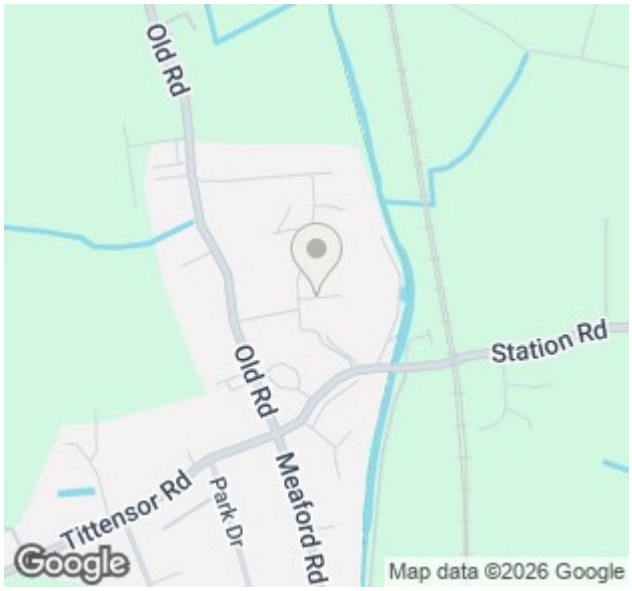
Approx Gross Internal Area
98 sq m / 1051 sq ft



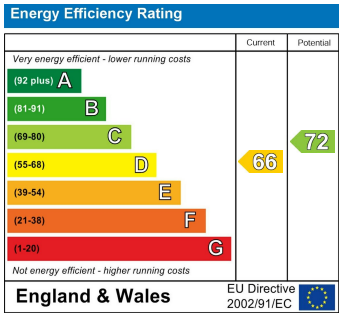
Ground Floor
Approx 54 sq m / 582 sq ft

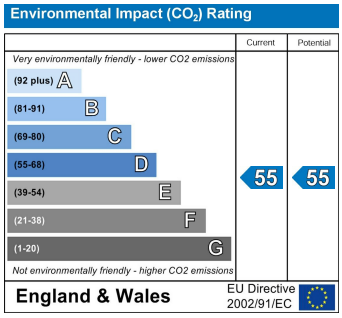
First Floor
Approx 44 sq m / 469 sq ft

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.









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