



9, Skeaping Drive, Barlaston, Stoke-On-Trent, ST12 9FJ



**Asking Price £249,950**

A traditional style town house in one of the best positions on the edge of the exclusive Wedgwood Park development enjoying open parkland views to the front. This is a lovely property which offers spacious accommodation with good size open plan lounge / dining room, kitchen with integrated appliances, three bedrooms (two double and one single) and a stylish bathroom. The house is in a slightly elevated position set well back from the road with forecourt front garden and enclosed garden to the rear together with two off road parking spaces. Great location strolling distance to the Wedgwood visitor centre and canal tow path and within easy reach of Barlaston village and its wide range of amenities. Viewing essential.





#### Entrance Hall

Reception area with wood effect flooring which extends throughout the ground floor of the house. Turned staircase to the first floor landing. Radiator.

#### Cloaks & WC

With white suite comprising; WC and basin. Radiator.

#### Lounge / Dining Room

Spacious open plan lounge / dining room with window to the front of the house enjoying a pleasant open aspect and French doors to the rear from the dining area opening to the garden. TV aerial connection. Two radiators.

#### Kitchen

A smart and stylish kitchen which features a range of wall and base cupboards with white high gloss cabinet doors and coordinating wood effect work surfaces with inset sink unit and mixer tap. Fitted appliances comprise; stainless steel gas hob with matching extractor hood and glass splash panel, built-under electric oven, integrated dish washer, fridge, freezer and washing machine. Wall mounted gas fired combi boiler concealed in a wall cupboard. Rear facing window overlooking the garden.

#### Landing

##### Bedroom 1

Generous double bedroom with built-in wardrobes to the length of one wall with sliding mirror doors. Rear facing window. Radiator.

##### Bedroom 2

Double bedroom with window to the front of the house enjoying open views. Radiator.

##### Bedroom 3 / Study

Ideal as an occasional bedroom or home office. Front facing window with open views. Radiator.

#### Bathroom

Featuring a white suite comprising; bath with glass screen and shower over, pedestal basin & WC. Part ceramic tile walls and wood effect flooring. Rear facing window. Radiator.

#### Outside

Enclosed forecourt garden to the front of the house with planted borders, shrubs and small area of artificial lawn. Enclosed patio garden to the rear which has a paved sitting area and artificial lawn area. The house has two side by side parking spaces at the rear.

#### General Information

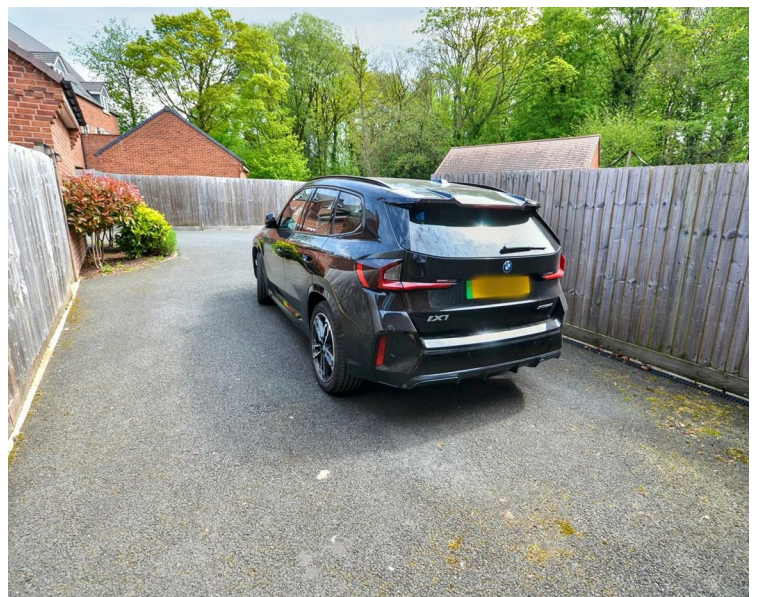
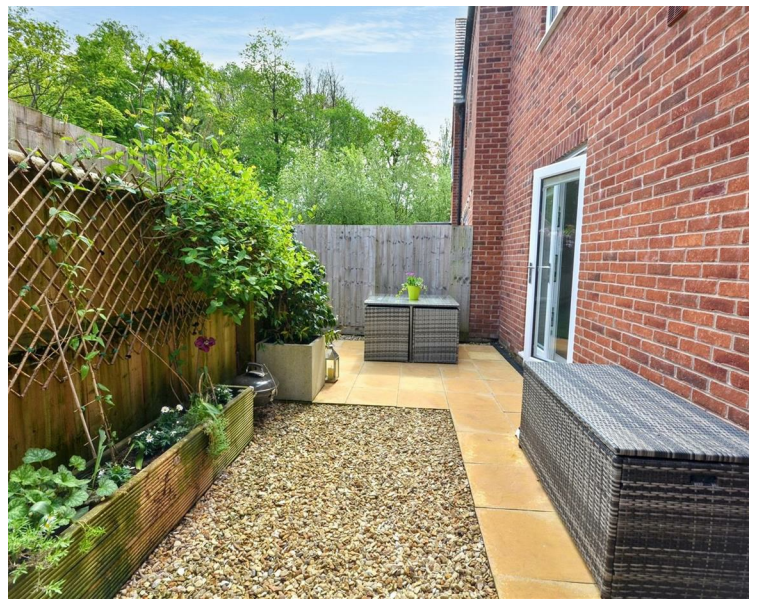
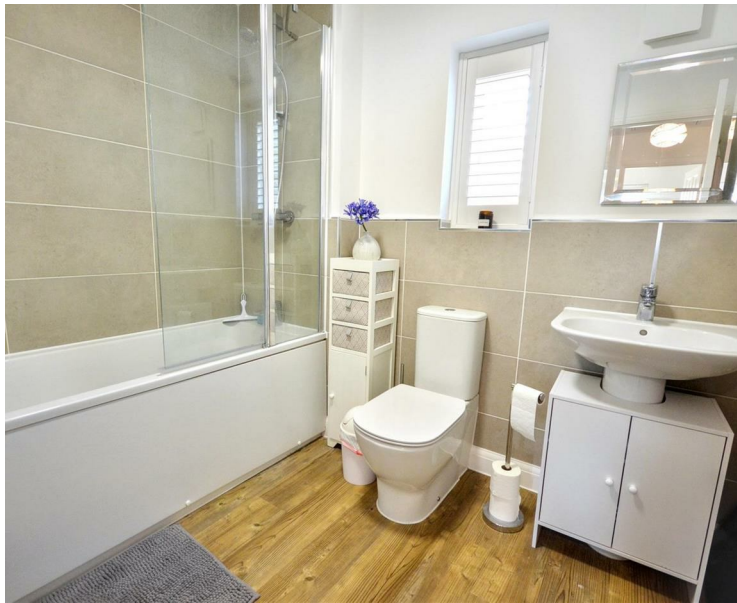
Services; Mains gas, electricity, water & drainage. Gas central heating

Tenure; Freehold

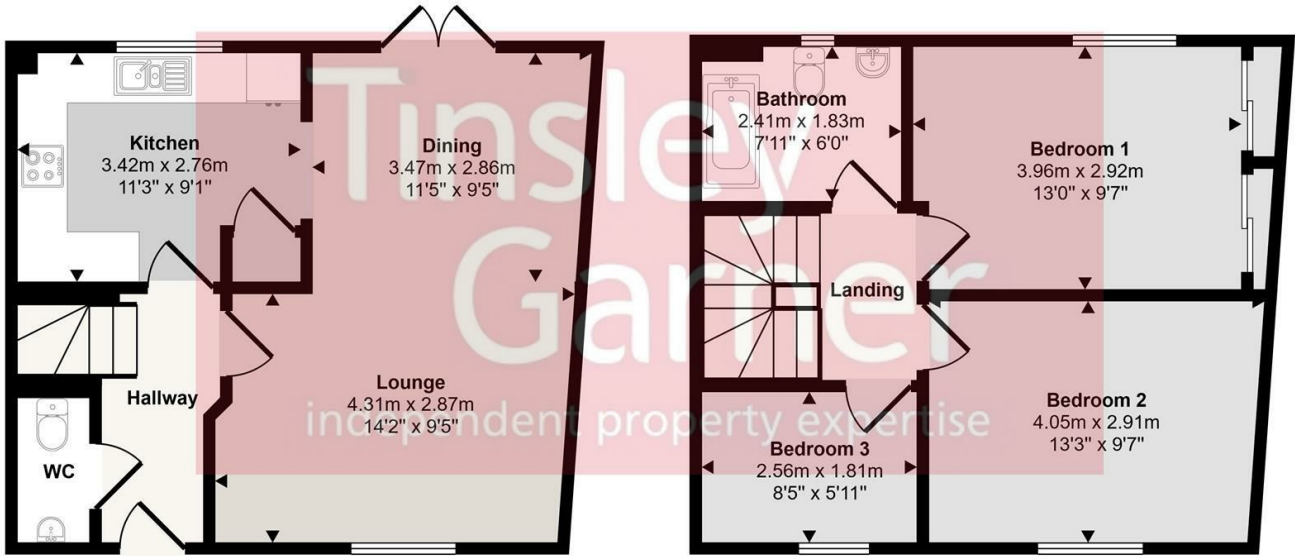
Council Tax Band C - Stoke-on-Trent

Viewing by appointment

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



Approx Gross Internal Area  
81 sq m / 868 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft

First Floor  
Approx 41 sq m / 436 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			95
(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		EU Directive 2002/91/EC	

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