



41, Longton Road, Barlaston, ST12 9AJ



**£155,000**

A lovely Victorian terraced cottage set in a popular and sought after village location midway between Stone and The Potteries. Oozing charm and character with well presented accommodation including: spacious living room, modern fitted kitchen with appliances, double bedroom and sumptuous bathroom. Also benefitting from a delightful mature rear garden, uPVC double glazed windows and gas central heating. Conveniently placed with easy access to open countryside, within strolling distance of a range of amenities, and walking distance to the Downs Banks, Wedgwood Visitor Centre and Trent & Mersey canal.

Early viewing essential - NO UPWARD CHAIN





## Entrance

The cottage is approached via a wrought iron gate with ornate railings opening to a brick courtyard. With open porch before a uPVC part obscure double glazed front door opening to the living room.

## Living Room

A spacious reception room offering ceiling coving, fitted alcove shelving with storage beneath, uPVC double glazed window to the front elevation, vertical radiator, wall mounted electric fire, oak finish laminate flooring, BT Open Reach and TV connections, doorway to the breakfast kitchen.

## Breakfast Kitchen

A modern kitchen fitted with a range of gloss cream finish wall and floor units, wood effect work surfaces with matching upstands, inset composite sink and drainer with chrome mixer tap. Radiator, uPVC double glazed window to the rear aspect, oak finish laminate flooring, stable door opening to the rear garden and doorway to the first floor stairs.

Appliances including: ceramic electric hob with splash-back and stainless steel extractor hood with light above, integral electric oven and fridge. Plumbing for a washing machine.

## First Floor

### Stairs & Landing

With small landing and carpet throughout. Wall mounted Worcester Greenstar central heating boiler.

### Bedroom

A lovely double bedroom with uPVC double glazed sash window to the front of the property, ceiling coving, fitted wardrobes and storage to one wall, radiator and carpet.

### Bathroom

This bathroom is simply perfect for enjoying a well deserved soak after a long day or for washing away the blues...fitted with an impressive white suite including: freestanding roll-top bath with chrome Victorian style showerhead mixer tap, WC, pedestal wash hand basin with chrome taps, fully tiled shower enclosure with mains fed thermostatic shower system.

With recessed ceiling lights and coving, towel radiator, uPVC obscure double glazed window to the rear elevation, loft access and scrubbed oak finish laminate flooring.

## Outside

### Rear Garden

A delightful mature garden with tree lined backdrop, lawn, gravelled pathway, stocked flowerbeds, borders, timber fence panelling, garden shed and outbuilding shed..

## General Information

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

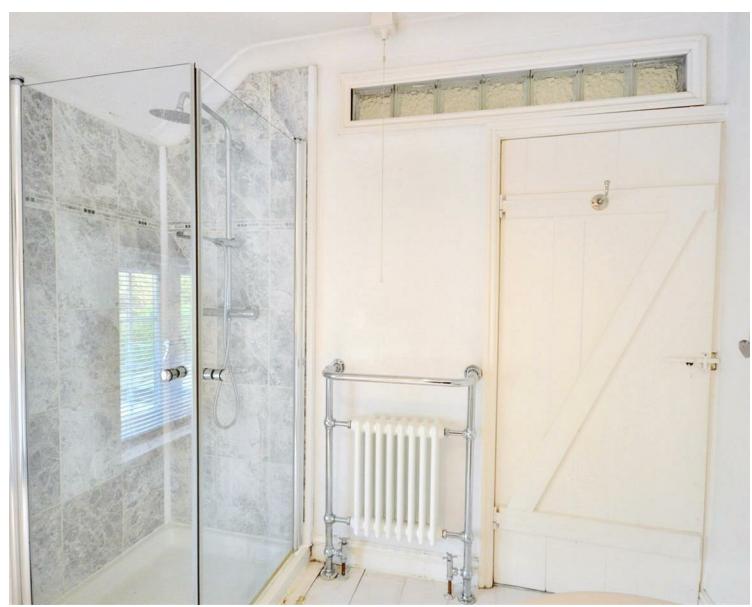
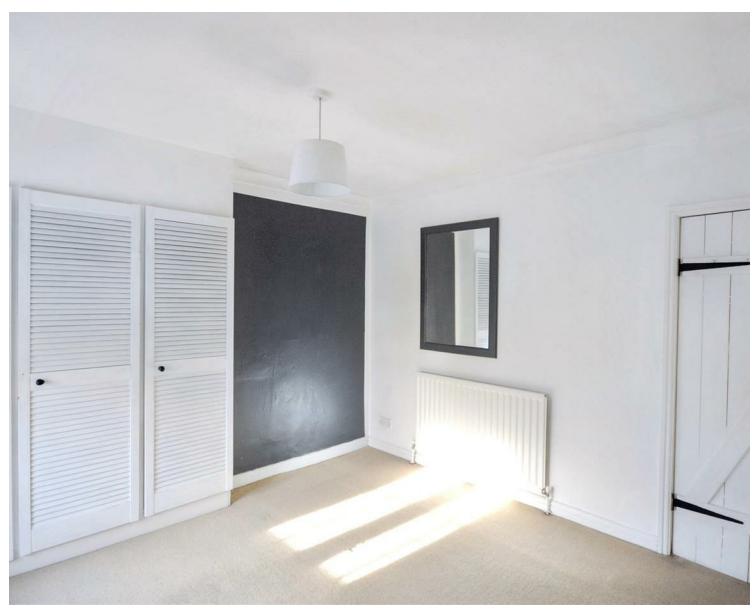
Council Tax Band A  
No upward chain

## Services

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

## Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
42 sq m / 449 sq ft



Ground Floor

Approx 21 sq m / 223 sq ft

First Floor

Approx 21 sq m / 225 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.

