Tinsley Garner
independent property expertise

14, Meaford Road, Barlaston, Stoke-On-Trent, ST12 9EB

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£255,000

A mature semi-detached house in the popular and sought village of Barlaston. The property is in need of modernisation but offers plenty of potential and good size accommodation comprising: entrance porch, reception hall, living room diner, kitchen, guest cloakroom, three bedrooms and a family bathroom. Also benefitting from generous off road parking, a single garage, manageable gardens and gas combi central heating. Set in a great location within strolling distance of the village centre which offers a host of amenities, and also within easy reach of Stone, The Potteries and commuter routes.
NO UPWARD CHAIN

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Entrance Porch
Double hardwood panelled and obscure glazed doors open to the porch. With tiled floor and doorway to the reception hallway.

Reception Hall
Offering ceiling coving, wall light, radiator with ornate surround, BT Open Reach connection, doorways to the living room diner, kitchen, guest cloakroom and access to the first floor stairs.

Living Room Diner
A spacious reception room offering a tiled fireplace with inset living flame gas fire, ceiling coving, two wall lights, two radiators, carpet, TV connection and uPVC double glazed windows to the front and rear elevations.

Kitchen
Fitted with a range of oak door fronted wall and floor units, contrasting work surfaces with inset stainless steel sink and drainer with chrome mixer tap. Understairs storage cupboard, radiator, tiled floor, uPVC double glazed window overlooking the rear garden and external door opening to the driveway.

Fitted extractor fan/light with space beneath for a free standing gas cooker, plumbing for a washing machine and space for an under work surface fridge.

Guest Cloakroom
Fitted with a white suite comprising: WC and wall mounted wash hand basin with tiled splash-back and chrome taps. With carpet squares and obscure glazed windows to the front and side aspects.

First Floor

Stairs & Landing
Traditional spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, loft access and uPVC double glazed window to the side of the property.

Bedroom One
With uPVC double glazed window to the front elevation, radiator and carpet.

Bedroom Two
Offering a uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three
A third good size bedroom with uPVC double glazed window to the rear of the property, radiator, carpet and cupboard housing a wall mounted Main Eco Compact gas combi central heating boiler.

Family Bathroom
Fitted with a suite comprising: standard bath and panel with chrome taps, shower rail and curtain, Mira Sport electric shower system above, WC, pedestal wash hand basin with chrome tap. Radiator, fully tiled walls, wood effect laminate flooring and uPVC obscure double glazed window to the front aspect.

Outside
The property is approached via a block paved driveway providing off road parking before double wrought iron gates opening to a carport and additional parking before a detached garage.

The garage has wooden doors, power and lighting.

Front
With gravelled frontage, part walled and timber fence panel boundaries, block paved pathway to the entrance porch.

Rear
The enclosed rear garden offers a block paved patio, paved courtyard, mature hedgerow and garden shed.

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

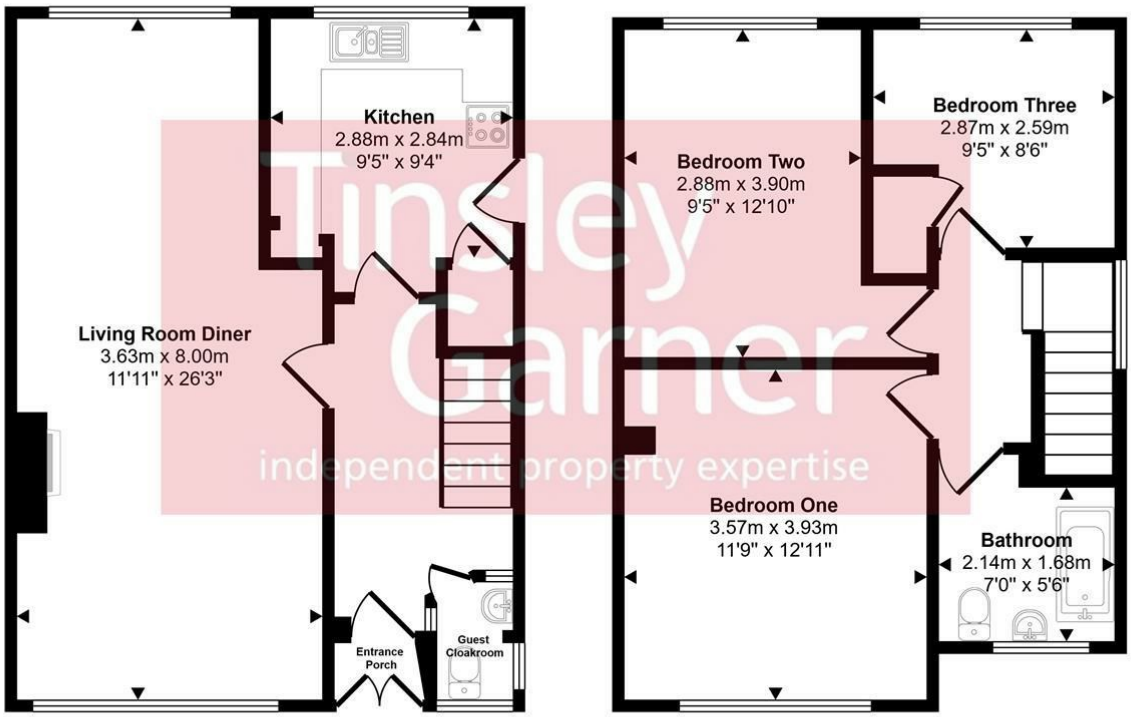
Council Tax Band C.

No upward chain.

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

Viewings
Strictly by appointment via the agent.

Approx Gross Internal Area
92 sq m / 992 sq ft



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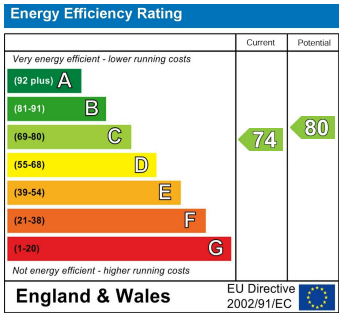
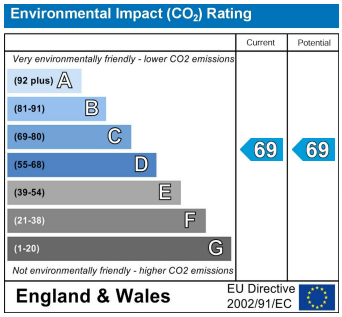
Ground Floor
Approx 47 sq m / 510 sq ft

First Floor
Approx 45 sq m / 483 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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