

Tinsley  
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independent property expertise



23, Longton Road, Barlaston, Stoke-On-Trent, ST12 9AA



£240,000

Furnished photos for illustration only.

A Beautifully Renovated Victorian Cottage in a popular and highly sought-after village location, midway between Stone and The Potteries. This delightful terraced cottage has been comprehensively refurbished by the current owner, benefitting from a ground up renovation, creating what is, for all intents and purposes, a brand-new home within its original shell, blending modern convenience with retained period character. The comprehensive works carried out to the property include a new kitchen and bathroom, new central heating system with combi boiler, re-wired throughout, new internal doors, skirtings carpets and décor throughout. The well-proportioned accommodation includes an entrance porch, two reception rooms, and a stylish kitchen with space for dining, complete with French doors opening onto the garden. Upstairs are two double bedrooms and a new bathroom, while a large, part-converted attic provides excellent storage and further potential. Outside, the property enjoys a cosy, low-maintenance garden, featuring a walled courtyard and lawned area with a sunny west-facing aspect and far-reaching views across open farmland. Perfectly positioned at the heart of the village, the cottage is within strolling distance of local amenities and walking distance to the Downs Banks, Wedgwood Visitor Centre, and the Trent & Mersey Canal. Offered for sale with no upward chain. Early viewing is highly recommended.



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance Lobby

Fully enclosed reception area with wooden front door and patterned ceramic tile effect floor.

#### Sitting Room

Comfortable living room with working sash window to the front of the house, chimney breast with feature period fireplace. Radiator.

#### Inner Lobby

With large under stairs store.

#### Lounge

A pleasant living room with rear facing window over looking the garden terrace, and distant views over farmland. Chimney breast with wooden mantle, raised hearth and space to accommodate a wood burning stove. Enclosed staircase to the first floor landing. Radiator.

#### Breakfast Kitchen

A stylish remodelled kitchen with space for dining. The kitchen features a range of wall & base cupboards with traditional style cabinet doors, contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise; ceramic induction hob with extractor over and built-under electric oven. Two windows to the side, including a tall floor to ceiling window and French doors to the rear opening to the garden terrace. Two radiators. Wood effect flooring throughout.

#### Landing

With access hatch to loft space.

#### Bedroom 1

Double bedroom with working sash window to the front of the house. Built-in wardrobe. Radiator.

#### Bedroom 2

Double bedroom with rear facing window enjoying panoramic westerly views across Staffordshire. Radiator.

#### Bathroom

A brand new bathroom featuring a white suite comprising; Bath with glass shower screen and mixer shower, pedestal basin & WC. Newly installed wall mounted gas fired combi boiler. Chrome heated towel radiator. Window to the side of the house.

#### Attic Room

A part converted attic space with floor and plasterboard walls. Access hatch from the landing with pull down ladder, light and power.

#### Outside

Small forecourt garden to the front of the house. To the rear the house enjoys an enclosed walled patio which leads onto a lawn garden with planted borders. The rear of the house enjoys a west facing aspect with sunshine throughout the day through to the late evening. PIR security lighting to the rear. Please note this property does not have off road parking.

#### Location

Perfectly located at the 'top end' of Barlaston village, with a few minutes stroll of The Downs Banks, Trent & Mersey Canal and close to the Wedgwood visitor centre and within easy reach of the host of amenities on offer in Barlaston village centre.

#### General Information

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

Tenure; Freehold

Council Tax Band C - Stafford Borough Council

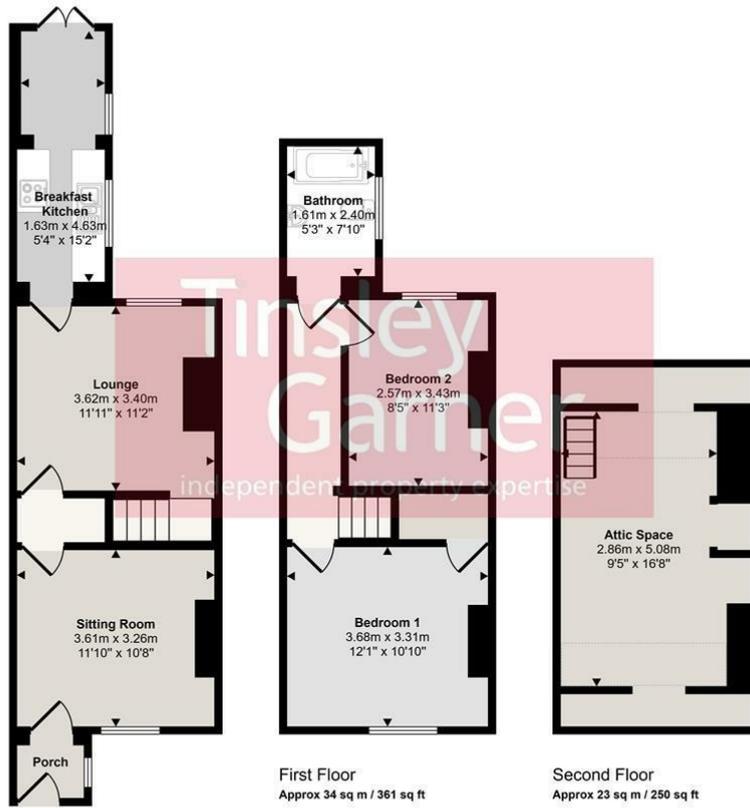
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area  
95 sq m / 1025 sq ft



Ground Floor  
Approx 38 sq m / 414 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			
England & Wales	EU Directive 2002/91/EC	73	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	69	69