Tinsley Garner
independent property expertise



179, Barlaston Old Road, Stoke-On-Trent, ST4 8HJ

4 2 3

£545,000

A lovely family home set in a generous size corner plot in one of the area's most sought after residential suburbs. The property would benefit from some modernisation but offers spacious and flexible accommodation including: reception hallway, living room, dining room, study, breakfast kitchen, separate utility and guest cloakroom. To the first floor there are four bedrooms, an ensuite bathroom to the main bedroom, and a family bathroom. Approached via a private driveway providing generous off road parking before an integral double garage. Also benefitting from lawned front and side aprons plus a delightful enclosed well stocked and mature rear garden. Located within strolling distance of Trentham Golf Club, with easy access to other local amenities including Trentham Gardens, and commuting distance of The Potteries, Stone, Stafford, Keele University and Royal Stoke Hospital.
Viewing Essential - NO UPWARD CHAIN







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Reception Hall
A hardwood part obscure glazed front door with matching side panels opens to the hallway. With ceiling coving, cloaks cupboard, two radiators, carpet, doorways to the living room, dining room, study, breakfast kitchen, guest cloakroom and access to the first floor stairs.

Living Room
A spacious main reception room offering an Adams style fire surround with marble back, hearth and inset living flame gas fire, uPVC double glazed bay window to the front aspect elevation, further uPVC double glazed window to the side elevation and an aluminium double glazed sliding door opening to the rear patio and garden. With ceiling coving, six wall lights, two radiators, carpet and doorway to the dining room.

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

Study
With two uPVC double glazed windows to the front and side elevations, ceiling coving, radiator and carpet.

Breakfast Kitchen
Fitted with a range of oak door fronted wall and floor units, contrasting work surfaces with tiled splash-backs and inset 1½ bowl sink and drainer with chrome mixer tap. Three uPVC double glazed windows to the side and rear elevations, two radiators, vinyl flooring and doorway to the utility.

Appliances including: gas hob with extractor fan and light above, integral electric double oven. Plumbing for a dishwasher.

Utility
Fitted with wall and floor units, work surface with tiled splash-back and inset stainless steel sink and drainer with chrome mixer tap. Tiled floor, radiator, uPVC double glazed window overlooking the rear garden, two uPVC external doors opening to the front driveway and rear patio, internal doors to the store and double garage.

Wall mounted Worcester Greenstar 30ri gas central heating boiler. Plumbing for a washing machine and space for a tumble dryer.

Store
With fitted shelving, vinyl flooring and uPVC obscure double glazed window to the rear aspect,

Guest Cloakroom
Fitted with white suite comprising: low level push button WC and pedestal wash hand basin with chrome taps and tiled splash-back. Radiator, uPVC obscure double glazed window to the side aspect and vinyl flooring.

First Floor

Stairs & Landing
Traditional hardwood spindle, newel post and banister stairs lead to a galleried landing. With ceiling coving, uPVC double glazed window to the side aspect, carpet throughout, loft access and airing cupboard housing the hot water storage system.

Bedroom One
Offering a dressing area with built-in wardrobes and storage to one wall, ceiling coving, three uPVC double glazed windows to the front, side and rear elevations, two radiators, carpet and doorway to the ensuite bathroom.

Ensuite Bathroom
Fitted with a suite comprising; standard bath, panel, shower rail and curtain with chrome showerhead mixer tap, WC, pedestal wash hand basin with chrome taps, Fully tiled walls, uPVC obscure double glazed window to the rear aspect, radiator and carpet.

Bedroom Two
With built-in wardrobes and storage to one wall, ceiling coving, uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three
Offering a uPVC double glazed window to the front of the property, ceiling coving, built-in wardrobes and storage, carpet and radiator.

Bedroom Four
With built-in wardrobes and storage, two uPVC double glazed windows to the front and side aspects, carpet and radiator.

Family Bathroom
Fitted with a suite comprising; standard bath, panel, shower rail and curtain with chrome showerhead mixer tap, WC, pedestal wash hand basin with chrome taps, Fully tiled walls, uPVC obscure double glazed window to the rear aspect, radiator and carpet.

Outside
The property is approached via a tarmac driveway providing generous off road parking before an integral double garage. The garage has an electric steel up & over door, power, lighting, storage area and rear access external door.

Front & Side
With lawned frontage and side apron, mature shrubs and trees, block paved pathways and large open porch with two coach lights before the front door.

Rear Garden
The delightful enclosed and private rear garden offers paved patio areas, mature hedgerows and trees, stocked flowerbeds and borders, lawn, feature pond, walled boundaries and a potting shed.

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band F
No Upward Chain

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

Viewings
Strictly by appointment via the agent.





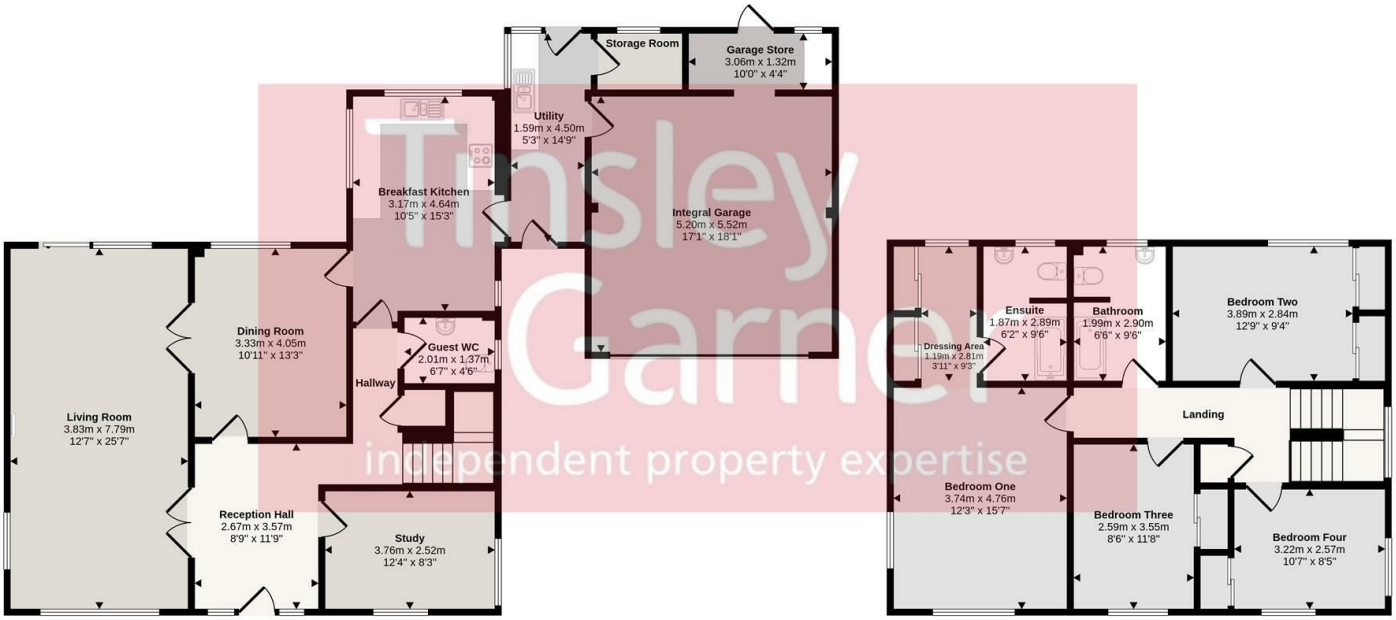








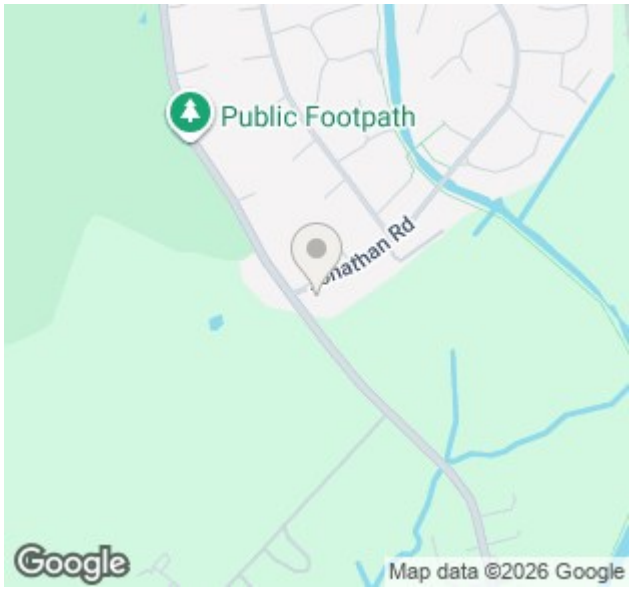
Approx Gross Internal Area
222 sq m / 2385 sq ft



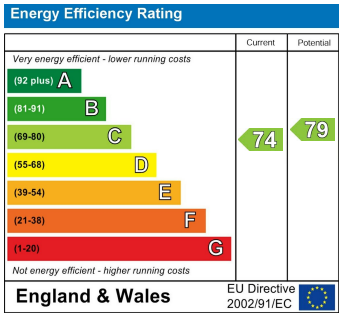
Ground Floor
Approx 138 sq m / 1490 sq ft

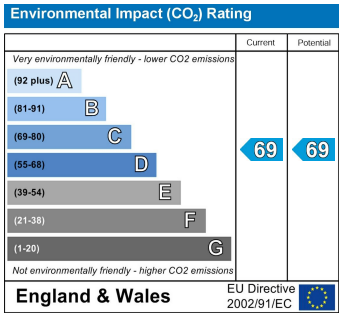
First Floor
Approx 83 sq m / 896 sq ft

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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