Tinsley Garner
independent property expertise



37, Longton Road, Barlaston, Stoke-On-Trent, ST12 9AJ

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£189,000

A delightful mid-terrace period cottage in one of Staffordshire's most popular and sought after village locations. Featuring stylish well appointed accommodation with good size living room, open plan breakfast kitchen, rear hall, two bedrooms and bathroom. Lovely mature rear garden with plenty of space for outdoor living, also with uPVC double glazed windows and gas central heating. Set in a great location at the heart of Barlaston village, strolling distance to the Downs Banks and Wedgwood Visitor Centre and within easy reach of locals shops and two village pubs.
Early viewing essential - NO UPWARD CHAIN







01785 811 800

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Entrance
The cottage is approached via a block paved courtyard with open porch before a uPVC part obscure double glazed front door.

Living Room
A spacious reception room offering ceiling coving, chimney breast opening with brick back, power connection and tiled hearth. Radiator, uPVC double glazed window to the front aspect, oak finish laminate flooring, BT Open Reach and TV connections, archway to the breakfast kitchen.

Breakfast Kitchen
Open plan to the living room. Fitted with a range of white finish wall and floor units, black marble effect work surfaces with tiled splash-backs, inset stainless steel sink and drainer with chrome mixer tap. Rear elevation uPVC double glazed window, oak finish laminate flooring, archway to the rear hall and access to the first floor stairs.

Appliances including: gas hob with splash-back and extractor fan with light above, integral electric oven. Plumbing for a washing machine and space for an under work surface fridge.

Rear Hall
With storage cupboard, oak finish laminate flooring, doorway to the bathroom and uPVC part obscure double glazed external door to the rear garden.

Bathroom
Fitted with a white suite comprising: standard bath, panel and shower screen with chrome taps and Triton electric shower system above, low level push button WC, pedestal wash hand basin with chrome taps. Fully tiled walls and floor, radiator and uPVC obscure double glazed window to the rear elevation.

First Floor

Stairs & Landing
With carpet and doorways to both bedrooms.

Bedroom One
Offering a uPVC double glazed window to the front of the property, radiator, carpet and loft access.

Bedroom Two
With uPVC double glazed window overlooking the rear garden, radiator, carpet and cupboard housing a wall mounted Alpha gas combi central heating boiler.

Outside

Rear Garden
A delightful mature rear garden with tree lined backdrop, lawn, brick paved pathway, stocked 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 combi central heating.

Viewings
Strictly by appointment via the agent.

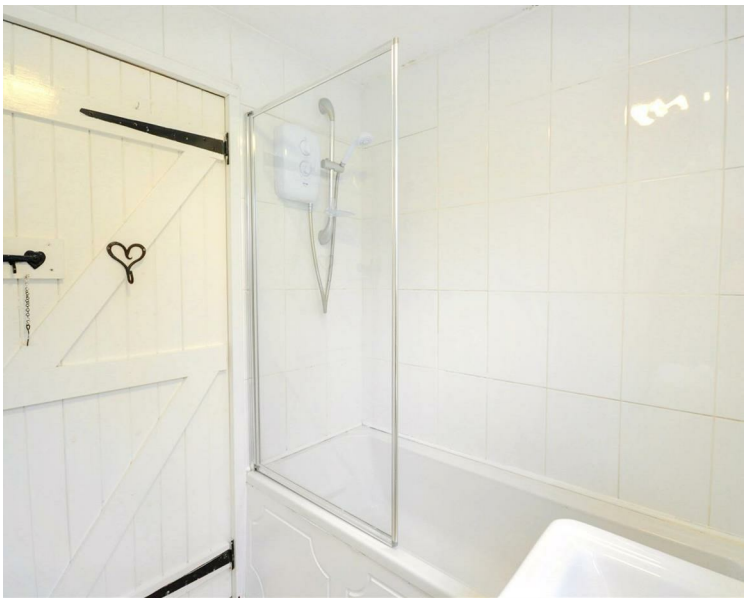












Approx Gross Internal Area
49 sq m / 529 sq ft



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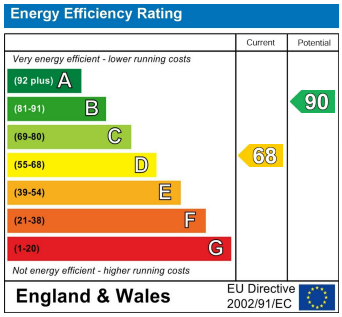
Ground Floor
Approx 27 sq m / 293 sq ft

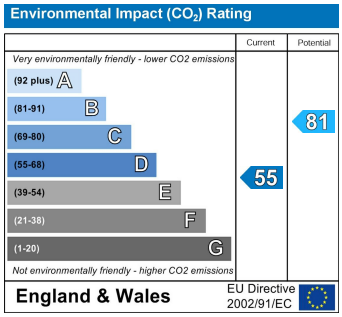
First Floor
Approx 22 sq m / 236 sq ft

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.









enquiries@tgprop.co.uk 01785 811 800