



## 20 Old Road, Barlaston, Stoke-On-Trent, ST12 9EQ

An impressive and well presented extended detached family home set in a sought after location on the edge of Barlaston village. Offering modern and stylish accommodation including: reception hall, superb kitchen diner with integral appliances and bi-fold doors opening to the rear patio & garden, open plan family room, separate utility and guest cloakroom. To the first floor there are four bedrooms (bedroom 4 being ideal as a study), ensuite to the main bedroom plus a family bathroom. Benefitting from off road parking before a detached garage, large enclosed and private rear garden, uPVC double glazed windows and doors throughout, gas central heating and solar panels. All of this conveniently located just a few minutes walk from local amenities and with easy access to commuter routes.

Early Viewing Essential.

Unfurnished - Available immediately

SORRY NO PETS

**£2,400 PCM**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales			EU Directive 2002/91/EC		