

**Tinsley
Garner**
independent property expertise



11, Barlaston Old Road, Trentham, Stoke-On-Trent, ST4 8HD



£525,000

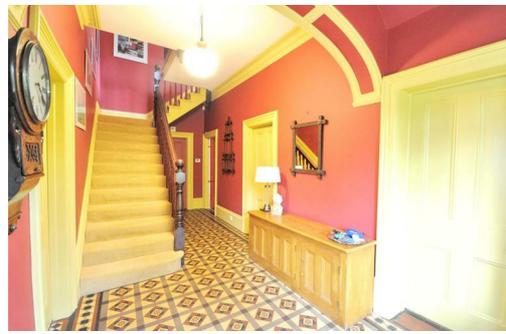
A large Georgian semi-detached family home set in a generous size plot within strolling distance of Trentham Golf Club. The property offers well appointed, spacious and flexible accommodation comprising; entrance porch, impressive reception hall, living room, sitting room / study, snug, breakfast kitchen, utility, guest cloakroom and store room. To the first floor there are four bedrooms, bathroom, shower room and separate WC. Approached via a block paved driveway providing generous off road parking before a detached garage, also benefitting from double glazing, gas central heating, some lovely period features plus mature gardens to both front and rear. All of this conveniently located with a host of amenities quite literally on the doorstep and within easy reach of commuter routes.

Viewing highly recommended.



01785 811 800

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



Entrance Porch

A panelled wooden and part stained glazed front door with matching window light above opens to the porch. With window to the front elevation, Minton tile floor and doorway to the reception hall.

Reception Hall

An impressive hallway with Minton tile floor, ornate ceiling coving and archway, under stairs storage cupboard with alarm panel, vintage radiator, central heating thermostat, doorways to the living room, sitting room / study, snug, breakfast kitchen, guest cloakroom and access to the first floor stairs.

Living Room

Offering a square bay window to the front of the property, three further windows, tiled fireplace with slate hearth and fire grate with under floor heating function, ceiling coving, two wall lights, radiator, wood finish laminate flooring, TV and BT Open Reach connections.

Sitting Room / Study

With planked beech gymnasium floor, window to the front aspect, brick fireplace with open fire grate, ceiling coving, wall lights, utility serving hatch, TV connection and vintage radiator.

Snug

With square bay window to the side elevation, ceiling coving, parquet flooring, vintage radiator, period fire surround with tiled back and hearth.

Breakfast Kitchen

Offering built-in wall and floor cupboards, work surface, stainless steel sink and drainer with mixer tap, ceiling coving, part tiled walls, servant bell system, quarry tile floor, square bay window overlooking the rear garden, doorway to the utility.

With gas fired AGA, gas wok hob, plumbing for a dishwasher and spaces for under work surface fridge and freezer.

Utility

Offering built-in wall and floor cupboards, work surfaces, inset two bowl stainless steel sink and drainer with mixer tap, part tiled walls, window to the rear aspect, quarry tile floor and doorway to the rear hall. Wall mounted Worcester Ri gas central heating boiler.

Plumbing for a washing machine and space for a tumble dryer.

Rear Hall

With external door to the rear patio and garden, quarry tile floor and doorway to the store room.

Store Room

With fitted shelving, work surface, ceramic sink, two windows to the side and rear elevations, power, lighting and quarry tile floor.

Guest Cloakroom

Fitted with a white suite comprising; pedestal wash hand basin with chrome taps and WC. Window to the rear of the property, part tiled walls, radiator and tiled floor.

First Floor

Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a large galleried landing. With window to the side aspect, ceiling coving and fan, two wall lights, three radiators and carpet throughout.

Bedroom One

With front aspect windows overlooking Trentham Golf Club, built-in wardrobes and storage, vintage radiator, TV connection and oak finish Karndean flooring.

Bedroom Two

Offering wardrobes and storage to one wall with enclosed vanity wash hand basin, bay window overlooking Trentham Golf Club, built-in alcove storage, vintage radiator with ornate surround, TV connection and oak finish Karndean flooring.

Bedroom Three

With window overlooking the rear garden, built-in wardrobe, oak engineered flooring, vintage radiator, base unit with block wood work surface and stainless steel wash hand basin with mixer tap.

Bedroom Four

With window to the side elevation, vintage radiator and carpet.

Bathroom

Fitted with a white suite comprising: bath with Victorian style chrome shower head mixer tap, pedestal wash hand basin with chrome taps. Dual source hot water system, tiled walls and floor, window to the rear aspect, towel radiator and airing cupboard housing the hot water cylinder.

Shower Room

Offering a fully tiled shower area with shower rail, curtain and mains fed thermostatic shower system. Dual source hot water system, radiator, tiled floor, extractor fan and loft access to the well insulated loft.

Separate WC

Suite comprising WC and wall mounted wash hand basin with chrome mixer tap. Window to the rear aspect, radiator and tiled floor.

Outside

The property is approached via a block paved driveway providing generous off road parking before a detached garage. The garage has a steel up & over door, side windows, power and lighting.

Front

With mature hedgerows, trees, stocked flowerbeds and borders.

Rear

The private and enclosed rear garden offers mature trees and shrubs, stocked flowerbeds and borders, lawn, pathways, paved patio and greenhouse.

General Information

For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band F

Services

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

Viewings

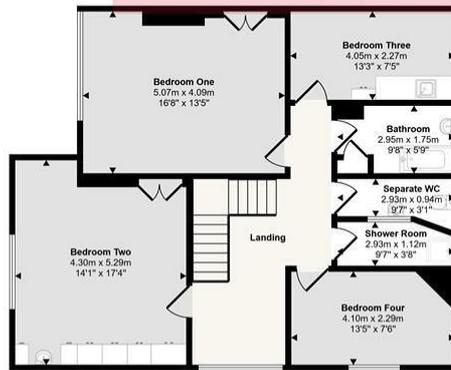
Strictly by appointment via the agent.



Approx Gross Internal Area
208 sq m / 2242 sq ft

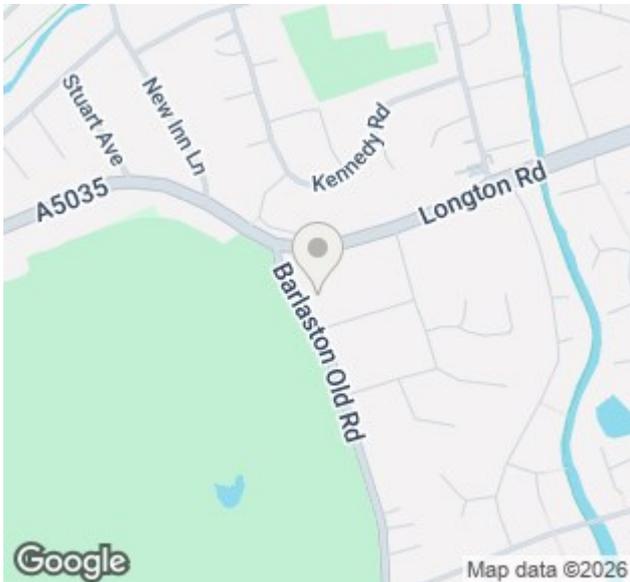


Ground Floor
Approx 115 sq m / 1243 sq ft



First Floor
Approx 93 sq m / 999 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.



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			
		67	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		55	69
England & Wales		EU Directive 2002/91/EC	