

**Tinsley
Garner**
independent property expertise



4, Etruscan Walk, Barlaston, Stoke-On-Trent, ST12 9BW



Asking Price £245,000

A smart and stylish town house in a lovely location on the edge of Barlaston village enjoying views over parkland to the rear. This is a lovely house which has been upgraded by the current owners to provide comfortable, well appointed accommodation which caters for every need of a growing family. Good size accommodation featuring; entrance hall & downstairs loo, large open plan dining kitchen with adjoining conservatory / utility room, dual aspect lounge lounge, three bedrooms and modern shower room. Step outside and you will find a sunny low maintenance enclosed rear garden with gate opening to the park, off road parking for 2 cars and integral single garage. Located in a quiet cul-de-sac position on the edge of the village, the property offers peace & quiet whilst still being within easy reach of the village centre and a host of amenities.



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



Porch

Fully enclosed porch with glazed upvc outer door and part glazed inner door.

Entrance Hall

Reception hall with wood effect floor and stairs to the first floor landing with cupboard below. Radiator.

Lounge

A lovely sitting room which has windows to the front of the house and window to the rear opening to the garden. Traditional style fireplace with marble inset and hearth and living flame gas fire. TV aerial connection. Radiator.

Dining Kitchen

A large L-shape kitchen with space for a dining table. Featuring an extensive range of wall & base cabinets with traditional 'Shaker' style oak wood effect cabinet doors and granite effect work surfaces with inset 1½ bowl sink unit and chrome mixer tap. Fitted appliances comprise; stainless steel gas hob with concealed extractor, eye level double oven, dish washer and fridge. Ceramic tile floor throughout and part tiled walls. Glazed panel double doors opening through to the lounge, rear facing window and door to the conservatory. Radiator.

Conservatory / Utility

Useful space as either a sun room or utility, Brick base with upvc double glazed windows and door to the garden. Wood effect floor. Radiator.

Cloakroom & WC

The downstairs WC is on the half-landing with white suite comprising; WC and hand basin.

Landing

With linen cupboard and store cupboard. Window to the front of the house.

Bedroom 1

Double bedroom with rear facing window with open views over the park. Built-in wardrobe. Radiator.

Bedroom 2

Double bedroom with rear facing window with open views over the park. Built-in wardrobe. Radiator.

Bedroom 3

Single bedroom with window to the front of the house. Radiator.

Shower Room

With modern white suite comprising: corner quadrant shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Wood effect floor and chrome heated towel radiator.

Outside

The house is in a lovely position tucked away in a quiet cul-de-sac on the edge of the village with open views to the rear. off road parking to the front and single attached garage with up and over door, light & power. Fully enclosed rear garden which is hard landscaped in Indian stone for ease of maintenance, raised planted and gate to the rear opening onto the park.

General Information

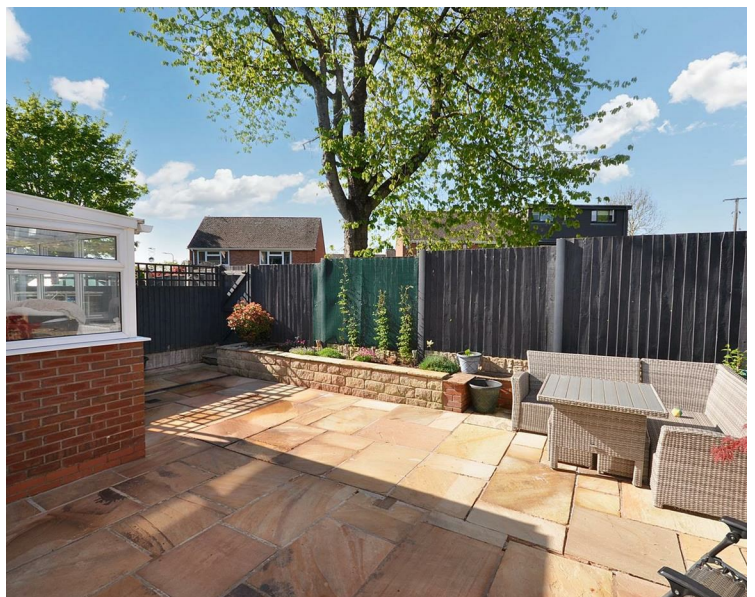
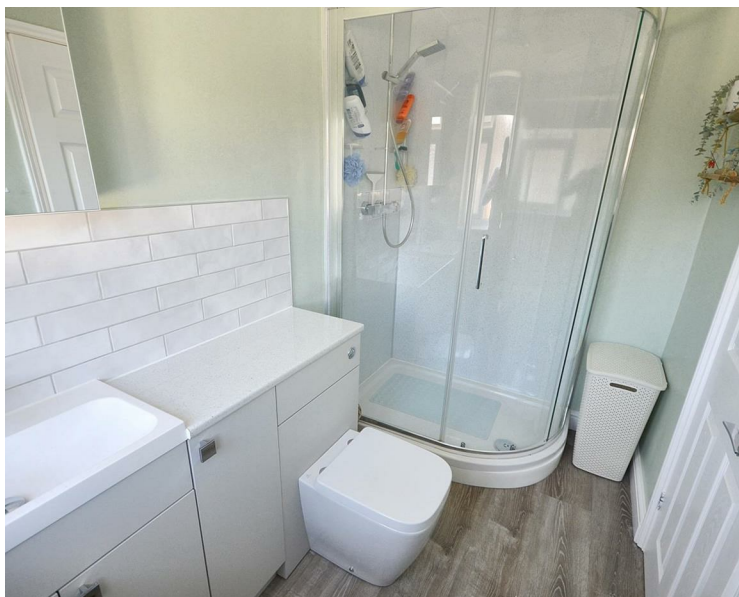
Services; Mains gas, water, electricity & drainage. Gas central heating. Upvc double glazed windows and doors.

Tenure; Freehold

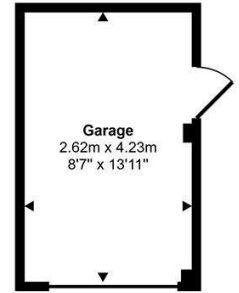
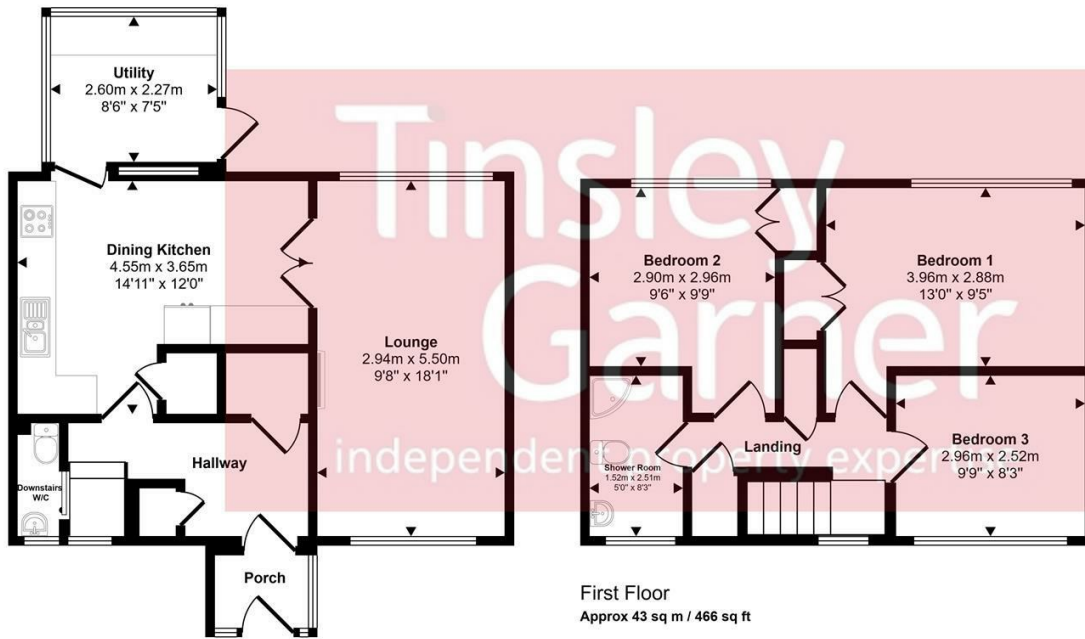
Council Tax Band B

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion.



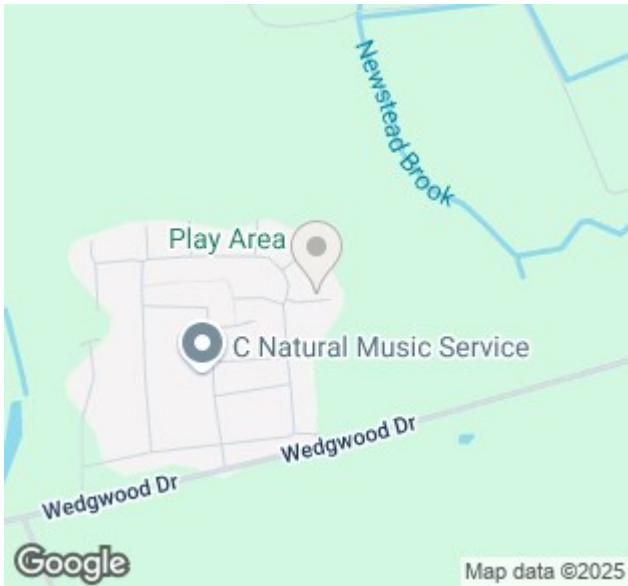
Approx Gross Internal Area
106 sq m / 1137 sq ft



Ground Floor
Approx 51 sq m / 552 sq ft

Garage
Approx 11 sq m / 119 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		
England & Wales	76	87
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		
England & Wales	69	81
EU Directive 2002/91/EC		