

**Tinsley
Garner**

independent property expertise



86, Meaford Road, Barlaston, Stoke-On-Trent, ST12 9EB



Asking Price £525,000

Location, location, glorious location! This mature detached house enjoys one of Barlaston's most sought after positions on the southern outskirts of the village backing onto the Trent & Mersey canal tow path with views to the rear over open countryside. The house has been extensively refurbished and is immaculately presented throughout offering well proportioned accommodation featuring; entrance hall, open plan lounge / dining room with French doors opening to the garden, newly fitted kitchen with integrated appliances, rear porch /laundry & downstairs loo. Upstairs there are three bedrooms and newly fitted modern bathroom. The house was fully re-wired in 2023, the central heating boiler and hot water system were updated in 2025 and the house is newly decorated and carpeted throughout. The house occupies a generous size plot with plenty of parking and lovely established gardens to three sides with gate opening onto the canal tow path; ideal for escapes to the countryside or walking the dog to the village shops and pub. Offered for sale with no upward chain.



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



Covered Porch

Entrance Hall

Spacious reception area with turned staircase to the first floor landing, large window to the side of the house. Under stairs access to the cellar. Radiator

Lounge / Dining Room

A bright and spacious open plan split level lounge / dining room with large picture windows to the front and side and French doors to the rear opening onto a raised deck. From the rear there are fabulous views looking out over the canal to Barlaston Downs Banks beyond. The lounge area to the front has a feature stone built fireplace with living flame gas fire. Two radiators.

Kitchen

Newly fitted featuring a stylish range of wall and base cupboards with grey high gloss cabinet doors and coordinating granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel gas hob with extractor over, built-under electric double oven, fully integrated dish washer, fridge and freezer. Pantry with new wall mounted gas fired boiler. Radiator. Rear facing window with open views and half glazed door to the rear porch.

Rear Porch

Fully enclosed upvc rear porch / laundry with fitted worksurface, plumbing for washing machine and space for a dryer. Door to the back garden.

WC

With white WC and hand basin.

Stairs & Landing

Turned staircase to the first floor landing with storage below. Airing cupboard with new unvented hot water cylinder which provides hot water to taps at mains pressure.

Main Bedroom

A room with a view! A large double bedroom with two rear facing windows enjoying fabulous views over the canal towards the Downs Banks. Built-in wardrobes to one wall. Radiator.

Bedroom 2

Spacious double bedroom with window to the front of the house and built-in wardrobes to one wall. Radiator.

Bedroom 3

Generous single bedroom with window to the front of the house, walk-in wardrobe / store. Radiator.

Bathroom

Brand new modern bathroom with white suite comprising; bath, corner shower enclosure with glass screen and electric shower, vanity basin & WC. Shower wall panelling and tile effect floor. Chrome heated towel radiator & central heating radiator.

Outside

The house occupies a good size plot with gardens to the front, rear and side, which are mainly lawn with mature hedge borders and gate giving direct access onto the canal tow path. Raised deck sitting area to the rear, of composite wood effect construction with glass balustrade. The deck is elevated above garden level to take full advantage of the views to the rear. The house is set back from the road with good frontage and parking for several cars to both the front and side of the house. Attached generously proportioned single garage with remotely operated roller shutter door.

Location

The house is located on the southern outskirts of Barlaston village backing onto the Trent & Mersey canal tow path, perfect for escapes to the country or a gentle stroll into the village centre. The village offers a variety of amenities which are all within easy walking distance along either Meaford Road or the canal tow path and there is a regular bus service along Meaford Road which connects The Potteries with Newcastle, Stone & Stafford.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating (new boiler installed in 2025)

Council Tax Band E

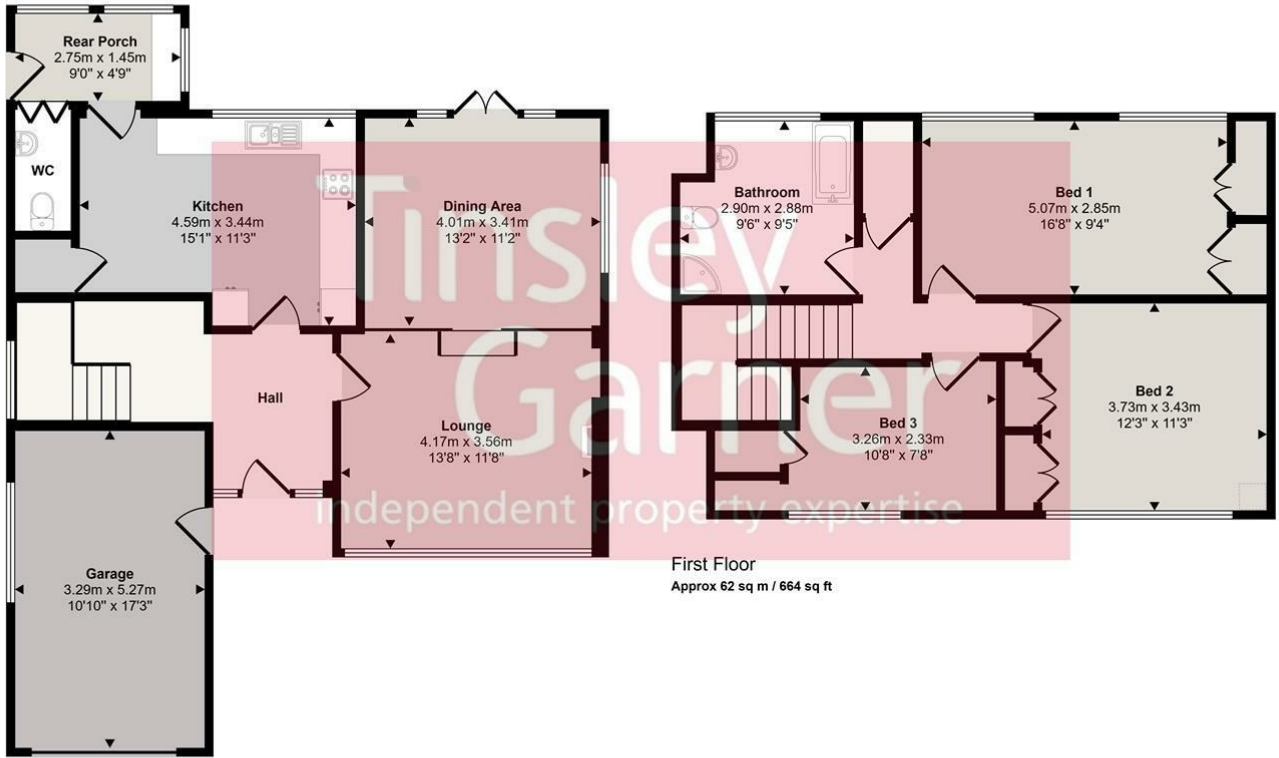
Tenure; Freehold

Viewing by appointment

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



Approx Gross Internal Area
145 sq m / 1561 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		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		55	55
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	