

**Tinsley  
Garner**  
independent property expertise



192, Barlaston Old Road, Stoke-On-Trent, ST4 8HL



£530,000

A lovely family home oozing plenty of character and charm nestled in a generous size plot. The property is beautifully presented throughout and offers spacious and flexible accommodation including: reception hallway, living room, dining room, study, large conservatory enjoying views across the gardens, hobbies room/summer kitchen, kitchen, utility, boot room and guest cloakroom. To the first floor there are three bedrooms, an ensuite shower room to the main bedroom, and a family bathroom. Approached via double gates opening to a block paved driveway providing generous off road parking before an elegant Victorian style glazed canopy veranda/carport. Also boasting private and peaceful gardens with rolling lawns, patio seating area, pathways, stocked flowerbeds, borders and rockeries, mature trees and hedgerows. Located at the Barlaston end of Trentham within strolling distance of Trentham Golf Club, Trentham Gardens and with easy access to other local amenities, schools and commuter routes. Viewing highly recommended.



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#### Reception Hall

A part obscure glazed panelled hardwood front door opens to the reception hallway. With uPVC double glazed window to the side elevation, recessed ceiling lights, under stairs storage cupboard, radiator, oak finish laminate flooring, archway to the dining room, doorway to the study and access to the first floor stairs.

#### Dining Room

Offering a brick feature fireplace and hearth with open fire grate, beamed ceiling, storage cupboards, radiator with ornate surround, oak finish laminate flooring, doorways to the living room and kitchen.

#### Living Room

A spacious reception room with uPVC double glazed windows overlooking the gardens, beamed ceiling, chimney breast opening with mantle and tiled hearth, two radiators, TV connection and carpet.

#### Study

With recessed ceiling lights, uPVC double glazed window and French doors opening to the conservatory, radiator, oak finish laminate flooring and doorway to the inner hall.

#### Conservatory

A lovely additional reception area ideal for entertaining family and friends or chilling out whilst enjoying the garden views. A uPVC double glazed panel construction conservatory with vaulted roof, fitted window blinds, French doors to the patio, oak finish laminate flooring, power and lighting.

#### Inner Hall

With tiled floor, storage cupboard, doorways to the guest cloakroom and boot room.

#### Guest Cloakroom

Fitted with a white suite comprising: WC, wash hand basin with chrome mixer tap. Towel radiator, uPVC obscure double glazed window to the rear aspect. Wall cupboard housing a Ariston Evo combi gas central heating boiler.

#### Boot Room

With oak finish laminate flooring, radiator and doorway to the hobbies room/summer kitchen.

#### Hobbies Room/Summer Kitchen

Formerly the integral garage with steel front up & over door still in situ. Offering fitted floor units with wood block work surface, brick tile splash-back and inset stainless steel sink with brushed chrome mixer tap. Oak finish laminate flooring, uPVC double glazed window to the rear elevation and French doors opening to the veranda.

#### Kitchen

A cottage style kitchen fitted with a range of white finish wall, floor and display units, contrasting sage green finish island unit with solid oak block top. Marble effect work surfaces with brick tile splash-backs and underset enamel sink with drainer and brushed chrome neck mixer tap. Recessed ceiling lights, uPVC double glazed windows and external door, tiled floor and doorway to the utility.

Appliances including: Rangemaster range cooker with matching extractor hood and light above. integral dishwasher and space for an American style upright fridge freezer.

#### Utility

With white wall cupboard, oak effect work surfaces, tiled floor, plumbing for a washing machine and space for a tumble dryer.

#### First Floor

#### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing. With uPVC double glazed window to the rear of the property, carpet throughout and loft access.

#### Bedroom One

A spacious master bedroom offering three uPVC double glazed windows to the front and rear aspects, fitted wardrobes, radiator, carpet, TV connection and doorway to the ensuite shower room.

#### Ensuite

Fitted with a white suite comprising; pedestal wash hand basin with chrome taps, WC, oversize walk-in fully tiled shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window to the side aspect, radiator and extractor fan.

#### Bedroom Two

A gorgeous double bedroom with exposed ceiling beams, two uPVC double glazed windows overlooking the rear garden, radiator and carpet.

#### Bedroom Three

With uPVC double glazed window to the side aspect, decorative cast iron fire grate with slate hearth, carpet and radiator.

#### Family Bathroom

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

#### Outside

The property is approached via double gates opening to a block paved driveway providing ample off road parking before an elegant Victorian style glazed canopy veranda/carport.

#### Gardens

The private and beautifully maintained gardens provide plenty of space for outdoor living with paved patio area, rolling lawns, pathways, mature trees and stocked borders, rockeries and borders, garden shed, water and power connections.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

#### Services

Mains gas, water, electricity and drainage.

Gas combi central heating.

#### Viewings

Strictly by appointment via the agent.

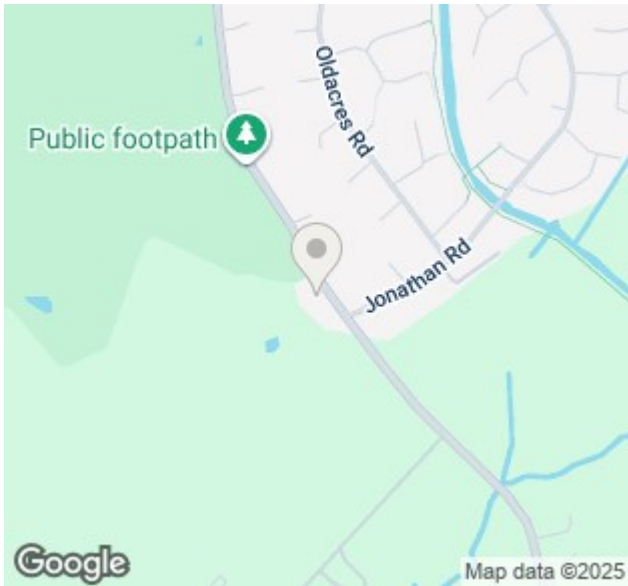


Approx Gross Internal Area  
177 sq m / 1900 sq ft



**Ground Floor**  
Approx 107 sq m / 1152 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		69	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	