

3 Bed Semi-Detached In Meaford Road Barlaston, Stoke-On-Trent, ST12 9EB
£264,990





SHORT DESCRIPTION

Property Ref: 14130 THREE BEDROOM SEMI DETACHED HOUSE in the delightful village of Barlaston. GARAGE & PRIVATE SIDE DRIVEWAY for up to 5 cars. Great location, a stone's throw distance from the local amenities and beautiful countryside. 3 double bedrooms and 1 with a large built-in wardrobe. Modern kitchen with built-in oven, induction hob, extraction fan, fridge, dishwasher, tiled flooring and plumbing for a washing machine. Large living room/dining room. Very light house, retains heat, always warm! Extensive private back garden with mature borders, patio, lawn and gate leading onto the stunning canal at the rear of the property. Good bus links and ideally situated for access to the A34/M6. Entrance Hall - with restored parquet floor and burglar alarm. The Lounge/diner with restored parquet flooring, fire surround with electric fire, and double patio doors leading out to the rear garden. Stairs & Landing - with carpeted floor covering and loft access. Master bedroom - with carpeted floor covering and large fitted wardrobes. Bedroom two - with carpeted floor covering. Bedroom three - with carpeted floor covering and storage cupboard. Bathroom - modern three-piece suite comprising low flush WC, wash hand basin and bath with overhead electric shower and shower screen, and tiled splash backs. Gardens: To the side of the property there is a large private drive leading to the enclosed rear garden and a large detached garage. The garage has electricity and a place for a tumble drier. The front garden has plants and shrubs and there is space for another car to park. To the rear of the property, there is a sizeable garden with great potential to personalise or lots of space to extend the property. -----

----- Property Type: Semi-detached Full selling price: £264990.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: C Measurement: 1226 Sq ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Gated Heating Type: Solar Powered, Double Glazing, Night Storage Chain Sale or Chain Free: N/A Possession of the property: N/A

3

Bed Room(s)

1

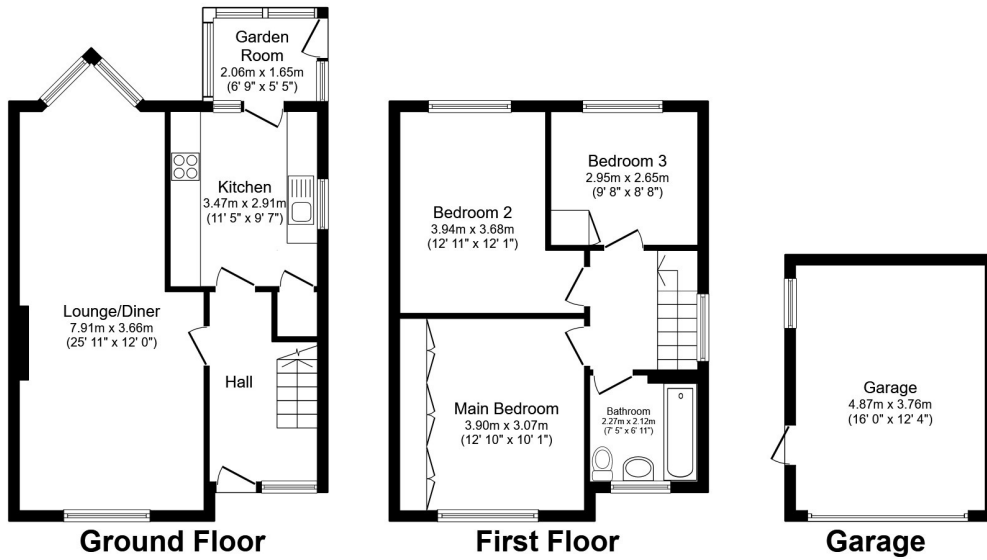
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 113.9 m² (1,226 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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