



Park Drive,
Barlaston, Stoke-
on-Trent



OneAgency

01782 970222

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£275,000

Stunning semi detached house situated in the highly sought after location of Baralston. This attractive property benefits from a large, established rear garden, ample off road parking for a number of vehicles and detached garage. Viewing of this property which offers family sized living accommodation is highly recommended.





Entrance Porch

Door to front, double glazed windows to the front and side.

HALLWAY

Laminate floor, radiator, under stairs storage area.

CLOAKS

Double glazed window to side, WC, hand wash basin, laminate floor.

LOUNGE

3.62m x 6.63m (11' 11" x 21' 9") Double glazed window to the front, radiator, living flame gas fire.

DINING ROOM

3.05m x 3.26m (10' 0" x 10' 8") Double glazed doors and windows to the rear.

BREAKFAST AREA

3.35m x 2.27m (11' 0" x 7' 5") Double glazed window to the side, radiator, laminate floor, built in storage area with wall mounted boiler and double glazed frosted window to side.

KITCHEN

2.74m x 3.29m (9' 0" x 10' 10") Fitted with a range of wall, base and drawer storage units, radiator, double glazed window to the rear, fitted oven and hob with extractor fan above, plumbing for washing machine, integral fridge, part tiled walls.

FIRST FLOOR

LANDING

BEDROOM 1

3.69m x 3.19m (12' 1" x 10' 6") Double glazed window to the front, radiator, fitted wardrobes.

BEDROOM 2

3.51m x 3.34m (11' 6" x 10' 11") Double glazed window to the rear, radiator, fitted wardrobes.

BEDROOM 3

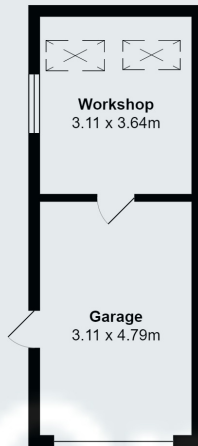
2.19m x 3.30m (7' 2" x 10' 10") Double glazed windows to front and side, radiator, access to loft.

BATHROOM

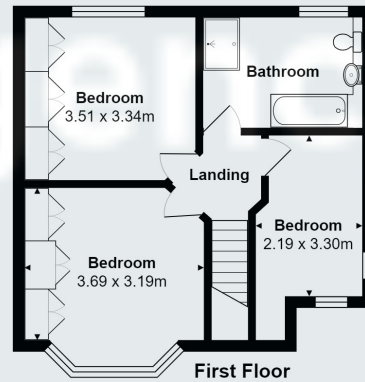
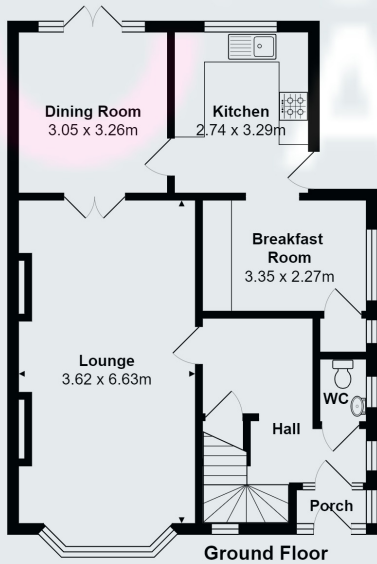
Bathroom suite comprising of panelled bath, separate shower cubicle with mains shower, WC, hand wash basin, fitted storage, double glazed frosted window to the rear, radiator, tiled walls, tiled floor.

OUTSIDE

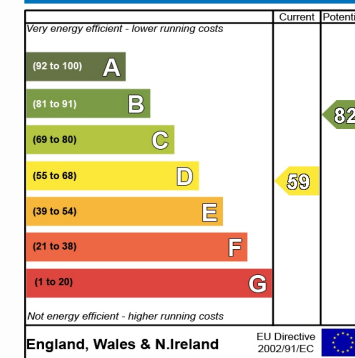
Generous sized, established rear gardens, detached garage with workshop area, Ample off road parking for several vehicles.



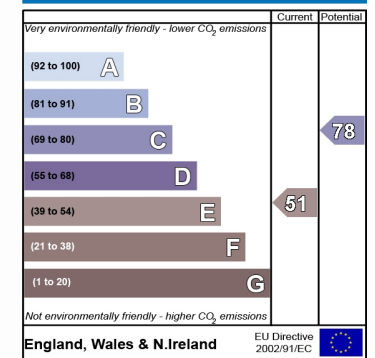
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 141.2 m²



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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