



Meaford Road,
Barlaston



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £200,000

Semi detached house situated in the sought after Location of Barlaston, with access directly onto the Trent & Mersey canal from the rear garden. The property also benefits from stunning open views from the rear, garage, parking and established gardens. Viewing of this property which has no chain involvement is highly recommended.





ENTRANCE HALLWAY

Stairs to first floor, radiator, window to front.

LIVING/DINING ROOM

Radiators x 3, double glazed windows to front and rear, feature open fireplace.

LOUNGE AREA

4.78m x 4.71m (15' 8" x 15' 5")

DINING AREA

3.04m x 3.48m (10' 0" x 11' 5")

KITCHEN

2.61m x 3.42m (8' 7" x 11' 3") Double glazed window to rear, stainless steel sink and drainer unit with mixer tap, fitted storage units, radiator, built in storage, part tiled walls,.

SIDE LOBBY

With access to WC, storage area and garage, door to rear.

GARAGE

2.44m x 5.24m (8' 0" x 17' 2") Window to side, power and lighting, double doors to front.

FIRST FLOOR

LANDING

Double glazed window to side, airing cupboard, access to loft.

BEDROOM ONE

3.11m x 3.94m (10' 2" x 12' 11") Double glazed window to front, radiator, built in wardrobes.

BEDROOM TWO

3.11m x 3.68m (10' 2" x 12' 1") Radiator, double glazed window to rear.

BEDROOM THREE

2.54m x 2.80m (8' 4" x 9' 2") Radiator, double glazed window to front, fitted storage with Worcester boiler,

SHOWER ROOM

2.54m x 1.91m (8' 4" x 6' 3") Shower cubicle with electric shower, WC, hand wash basin, radiator, double glazed frosted window to rear, part tiled walls.

OUTSIDE

Stunning open views to the rear over the surrounding countryside and the Trent and Mersey canal. Off road parking to front and garden. Established rear garden with access onto the canal side. Pathway to the side which gives access to next door.

AGENTS NOTES

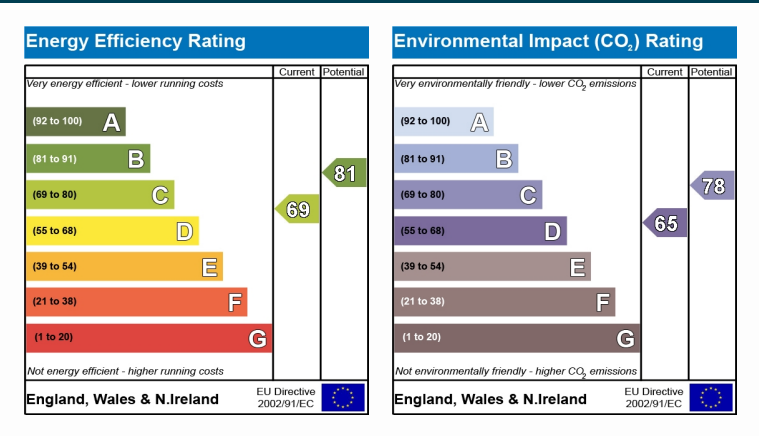
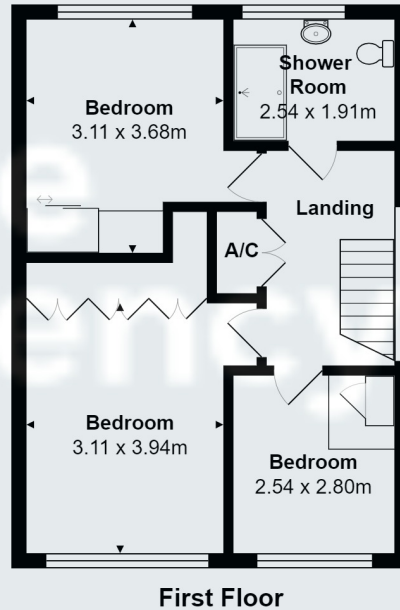
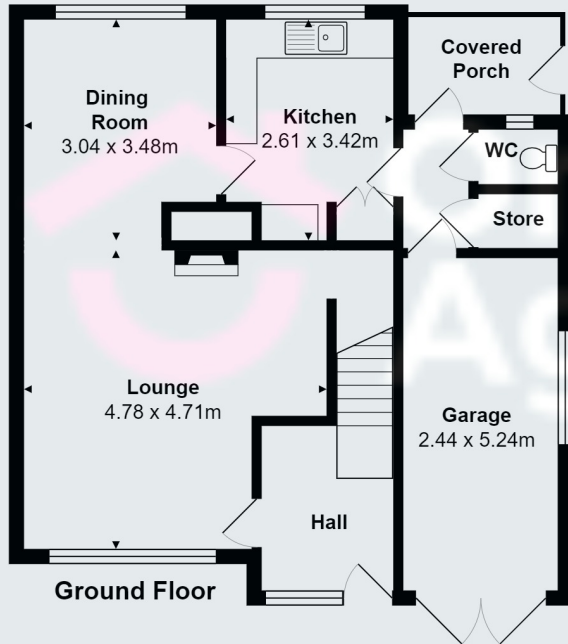
A water soluble sulphate floor inspection dated 6th February 2020 is available on request. Buyers are advised to make mortgage lenders / mortgage advisers aware of this prior to incurring costs.

An electrical installation condition report dated 28th January 2020 is available on request.



Total Area: 118.0 m² (excluding covered porch)

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



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.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.