



Meadow Road

Barlaston

Stoke-on-Trent, ST12 9EJ



**OneAgency**

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# Offers in the Region of £115,000

Semi detached house with no chain involvement, situated in the sought after location of Barlaston. The property benefits from garage and gardens and conveniently located for access to the A34.





#### ENTRANCE HALLWAY

Stairs to first floor, radiator, door to front, under stairs storage.

#### LIVING ROOM

Double glazed window to front, radiator, fireplace.

#### DINING ROOM

Radiator, step down to lean to.

#### LEAN TO

Double glazed, door to side.

#### KITCHEN

Double glazed window to rear, stainless steel sink and drainer unit with mixer tap, fitted kitchen units, part tiled walls, fitted oven and hob with extractor fan above, radiator, built in storage area.

#### SIDE PORCH

Sink, radiator, door to front and rear.

#### W.C.

WC, radiator, double glazed window to front.

#### LANDING

Access to loft, double glazed window to side, fitted storage.

#### BEDROOM ONE

Double glazed window to rear, radiator, fitted wardrobes.

#### BEDROOM TWO

Double glazed window to front, built in storage, radiator.

#### BEDROOM THREE

Radiator, double glazed window to front, built in storage.

#### SHOWER ROOM

Shower cubicle with electric shower, W.C., hand wash basin, double glazed window to rear, tiled walls, heated towel rail.

#### OUTSIDE

Gardens to the front and rear, detached garage to rear.

#### AGENTS NOTES

We understand the property is a non standard construction 'Cussins House'. Potential buyers are advised to inform lenders / mortgage advisers before any costs are incurred.





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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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