

Broughton Crescent

Barlaston, Stoke-on-Trent, ST12 9DB



A most attractive and superbly presented traditional semi detached house which is situated in a sought-after cul de sac location within this highly desirable village.

£350,000



John German

The property has the benefit of uPVC double glazing and gas fired central heating that comprises entrance porch with main door into the reception hall that provides a most welcome introduction into this lovely family home that has a door into a guest's cloakroom fitted with a two-piece white suite, and stairs ascending to the first floor.

The delightful, extended lounge has a marble fire surround with electric fire and full height windows incorporating a sliding door opening to the terrace and garden.

A separate formal dining room has a front facing bow window and marble fireplace.

The attractive modern kitchen is fitted with an excellent range of white gloss high and low level units having stainless steel accessories and contrasting sparkling black granite work surfaces and drainer incorporating a recessed Franke one and a half bowl sink. Integrated appliances comprise five burner AEG gas hob with a stainless steel and glass canopy above, split level ovens and microwave together with tiled splash backs and tiled floor.

On the first floor there are three bedrooms, two of which are double and have built-in wardrobes. A luxurious family shower room has a shower with both conventional and waterfall heads and a drying area, low flush WC and wash basin set into integrated units with numerous cupboards, half height tiling and chrome towel radiator.

Outside

The property stands well back from the road beyond a long drive and a very attractive lawned front garden with borders. A good sized drive leads to the garage that has a door to the kitchen and outer door to the rear garden.

To the rear lies a terrace with a neatly maintained lawn beyond enjoying a rockery and lovely planted established borders.

Barlaston is undoubtedly one of the most popular villages within the area being very convenient for Stoke on Trent and The Potteries. To the south lies the county town of Stafford, and junctions 14 and 15 provide excellent access into the national motorway network and M6 Toll.

Note: The property is not yet registered with Land Registry.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

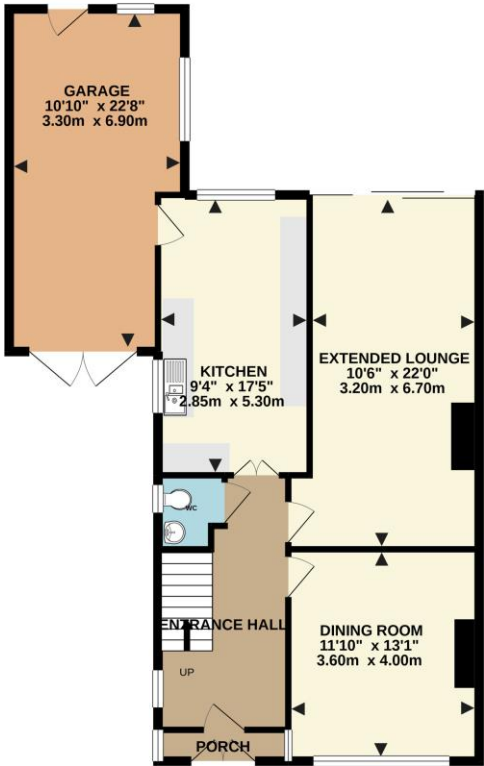
Useful Websites: www.environment-agency.co.uk

www.staffordbc.gov.uk

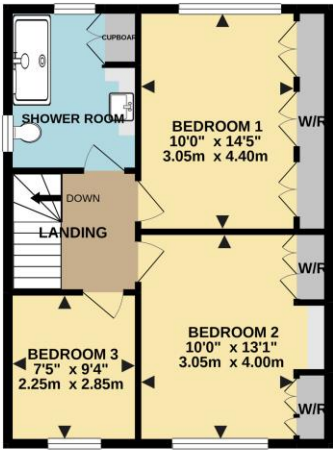
Our Ref: JGA/26022021

Local Authority/Tax Band: Stafford Borough Council / Tax Band D

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 C
39-54	E		
21-38	F		
1-20	G		



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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