

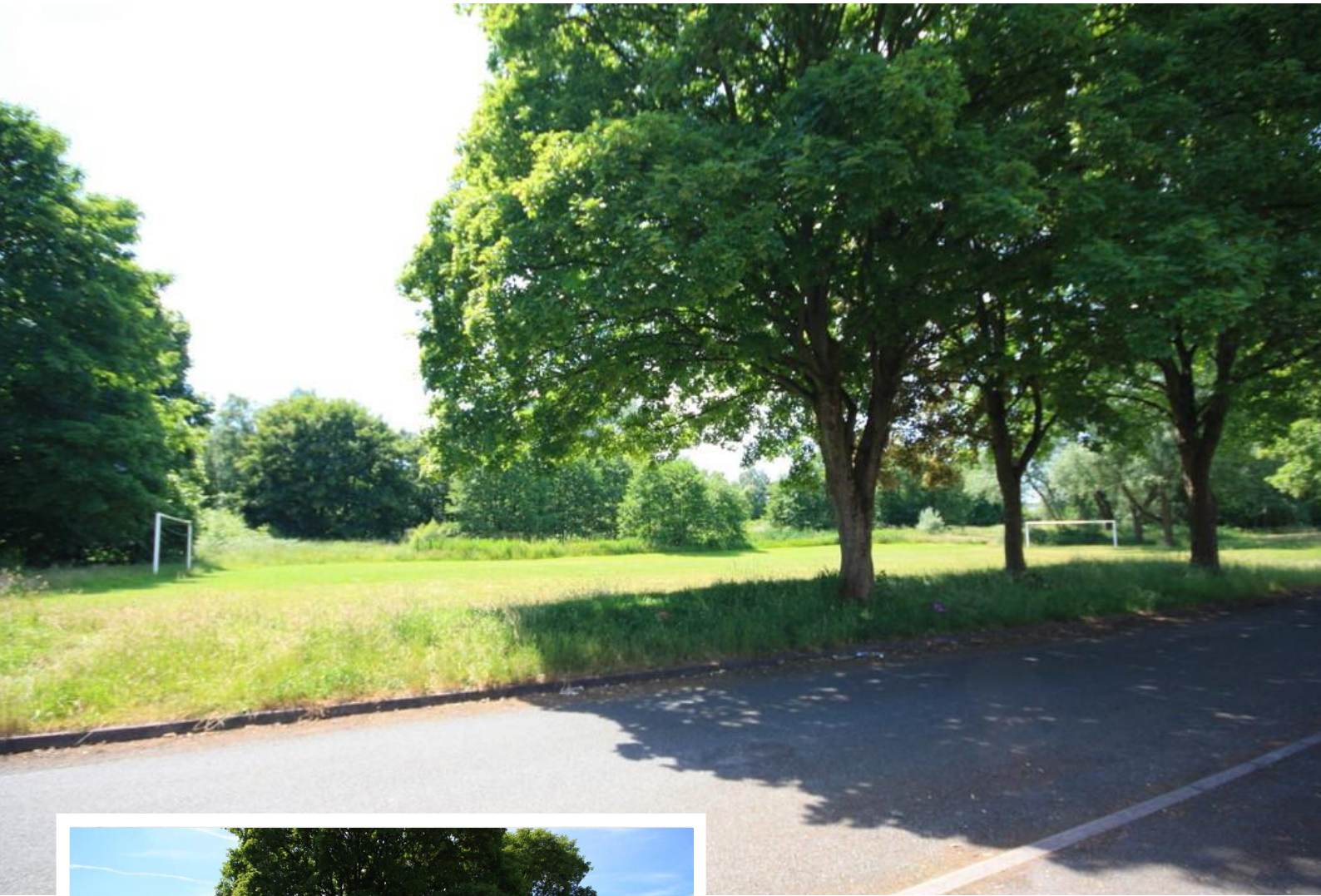


**Barnfield Road**  
**Burslem, ST6 3DH**

- A TOWN HOUSE
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- BREAKFAST KITCHEN & UTILITY
- PARKING & GARAGE TO REAR
- LOVELY FIELD OUTLOOK TO REAR
- FAMILY BATHROOM, EXTRA W.C OUTSIDE
- UPVC D/G & GAS C/HEATING

**£125,000**





## Property Description

### INTRO

A beautifully presented and spacious town house new on the market! With three bedrooms, the property comprises entrance hall, lounge, breakfast dining kitchen, utility, outdoors W.C, and first floor family bathroom. With steps down and paving to the frontage, and to the rear boasts a lovely landscaped paved area with shrub borders and a garage and useful parking space. UPVC double glazing and gas central heating. A lovely field outlook to the rear. A highly convenient location, not one to be missed - Get in touch today to get your viewings booked!

### DIRECTIONS

Please follow postcode ST6 3DH for Sat Nav/Google Maps. Upon entering Barnfield Road from Commercial Street and turning right, the property can be found on the left hand side as identified by our For Sale sign.

### ACCOMMODATION





#### ENTRANCE HALL

A front UPVC entrance door. Radiator. Staircase to the first floor. Door to:

#### LOUNGE 12' 6" x 11' 8" (3.81m x 3.56m)

Window to the front, radiator. Laminate flooring. Fireplace with surround. Door to:

#### BREAKFAST DINING KITCHEN 13' 7" x 10' 3" (4.14m x 3.12m)

A nicely sized suite comprising base and wall mounted cupboards with worksurfaces over. Single drainer sink unit. Electric oven/grill with gas hob and extractor above. Window to the rear. Radiator. Laminate flooring. Splash back tiling. Space for a tall standing fridge freezer. Door to:



#### UTILITY ROOM 12' 8" x 4' 9" (3.86m x 1.45m)

With extra base and wall mounted cupboard units and a worksurface. UPVC rear access door. Space for a washing machine and dryer if required. Tiled walls. Radiator. Cushion flooring. Betacom 430C gas combi boiler.

#### FIRST FLOOR LANDING

Access to the loft. Radiator.

#### BEDROOM ONE 11' 4" x 9' 5" (3.45m x 2.87m)

Window to rear, radiator. Fitted wardrobes.



#### BEDROOM TWO 11' 4" x 9' 6" (3.45m x 2.9m)

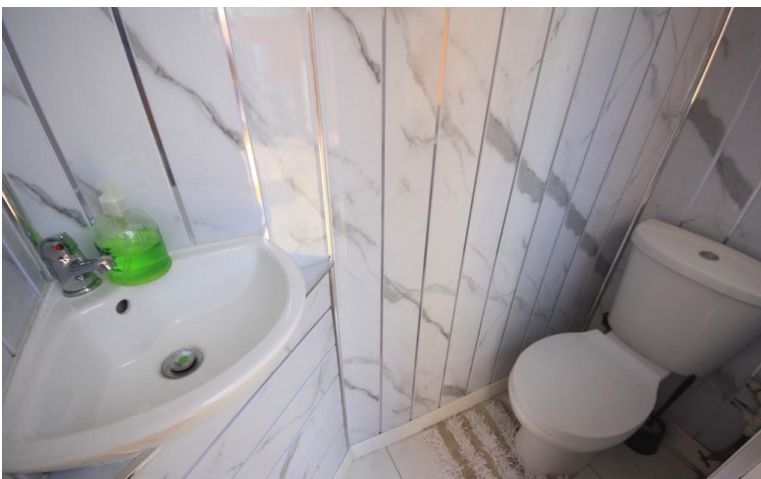
Window to the front, radiator. Fitted wardrobes.

#### BEDROOM THREE 7' 5" x 6' 1" (2.26m x 1.85m)

Window to the rear, radiator. Opaque styled window to the landing.

#### BATHROOM 6' 6" x 5' 11" (1.98m x 1.8m)

Comprising a panelled bath with overbath rainfall shower, low level W.C, wash hand basin with vanity unit. Opaque window to the front. Chrome towel radiator. Tiled walls and floor. Spotlights to the ceiling.



#### EXTERNALLY

##### FRONTAGE

Enclosed by a brick wall, and with paved steps down to the front door. Landscaped paved area. Through access to the rear garden via the alley.

##### REAR GARDEN

A lovely presented rear landscaped garden, with paved patio areas and shrub borders. Enclosed by fencing. Steps down to the parking area with iron gated access behind.



#### GARAGE

Of concrete sectional construction, up and over door. Asbestos roof. Accessed from the road behind Barnfield Road, as pictured.

#### OUTSIDE W.C

Of brick built construction with a pitched roof, this useful updated room comprises a low level W.C and wash hand basin. Fully tiled floor. UPVC panelled walls and ceiling. UPVC access door, and UPVC opaque window.

#### ADDITIONAL NOTES

The property benefits from UPVC windows and doors throughout and has gas central heating from a combi boiler. Our vendor will be buying on so there will be an onward chain.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 71C Potential: 87B







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements