



192 Star & Garter Road
Stoke-on-Trent, ST3 7HJ £435,000

**Tinsley
Garner**
independent property expertise



A beautifully renovated detached period house enjoying some of the best views in this part of Stoke-on-Trent! The house is located at the 'quiet' end of Start & Garter Road in an elevated plot with far panoramic views to the rear overlooking Cocknage Woods & the city. This is a very spacious house with exceptional living accommodation featuring three reception rooms, large dining kitchen, five bedrooms, two bathrooms and a separate shower room. The house has been extensively refurbished to a high standard and is newly decorated throughout, benefitting from gas central heating and upvc double glazed windows. Set in a large plot with gardens to three sides, enclosed courtyard and two separate driveways with parking for up to 6 cars. No upward chain. Viewing essential.

192 Star & Garter Road

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Porch

Entrance Hall

Spacious reception area with its original red quarry tile floor and wooden part glazed front door with side lights and transom

Lounge 4.52 x 3.92m (14'10" x

A large interesting shape sitting room with square bay corner window and corner chimney breast with wooden period style fire surround, cast iron grate and tile hearth with living flame gas fire. Original cornice. Radiator.

Dining Room 4.22 x 3.63m (13'10"

A spacious dining room with with rear facing bay window enjoying views towards Cocknage Woods and the city in the distance. Chimney breast with period fire surround, marble inset and hearth and living flame gas fire. TV aerial connection. Radiator.

Family room 4.52 x 3.08m (14'10" x

A spacious addition to the living space which has a window to the front and French windows to the rear opening to the gardens. Oak floor throughout. Radiator.



Dining Kitchen 7.71 x 3.63m (25'4"

A large open plan kitchen with space for dining. The kitchen features an extensive range of traditional style wall and base cupboards with painted wooden cabinet doors and wooden work surfaces with Belfast ceramic twin bowl sink unit with chrome mixer tap. Matching island unit with part granite counter top. Faux inglenook with fitted Rangemaster dual fuel range and concealed extractor, fully integrated dish washer and space for an

Cloaks / Shower Room

A useful downstairs cloakroom with white contemporary style suite comprising: walk-in wet room style shower enclosure with glass screen and thermostatic shower, basin in vanity cupboard & WC. Part ceramic tiled walls, chrome heated towel radiator.

Landing

Spacious landing with an interesting arched ceiling and an arched window to the side of the house. Radiator.

Bedroom 1 4.45 x 3.08m (14'7" x



Double bedroom with window to the front of the house and two windows to the rear enjoying fabulous far reaching views. Radiator.

En-Suite Bathroom

Fitted with a white traditional style suite comprising: frees standing bathtub with ball & claw feet and chrome bath filler, walk-in shower enclosure with glass screen and thermostatic shower, basin in vanity cupboard & WC. Part ceramic tiled walls and wooden floor. Chrome heated towel radiator. Window to the front of the house.

Bedroom 2 4.21 x 3.64m (13'10" x Double bedroom with bay window to the rear of the house enjoying fabulous views, Radiator.

Bedroom 3 3.98 x 3.58m (13'1" x Double bedroom with windows to the rear and side of the house enjoying open views. Radiator.

Bedroom 4 3.64 x 3.63m (11'11" x Double bedroom with window to the side of the house. Radiator.

Bedroom 5 / Study 2.91 x 2.18m Single bedroom / study with window to the side of the house. Radiator.

Bathroom

Fitted with a stylish white suite

comprising: inset bath, oversize walk-in shower with glass screen and thermostatic shower, basin in vanity cupboard & WC. Ceramic tiled floor and wall tiling to full height. Window to the front of the house. Heated towel radiator.

Outside

The house is at the quieter cul-de-sac end of Start & Garter Road and occupies a large elevated plot with far reaching views to the rear looking over Cocknage woods and city of Stoke-on-Trent. To the front there is an enclosed paved courtyard with brick built outbuildings housing the heating and how water systems. Enclosed garden to the rear with lawn area and stone flagged patio area with plenty of space for outdoor living.

The house has two driveways, one either side of the property with potential to park up to 6 vehicles off road.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax band

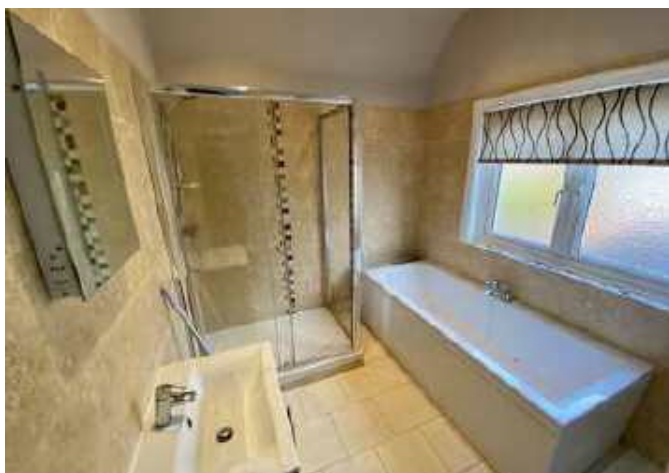
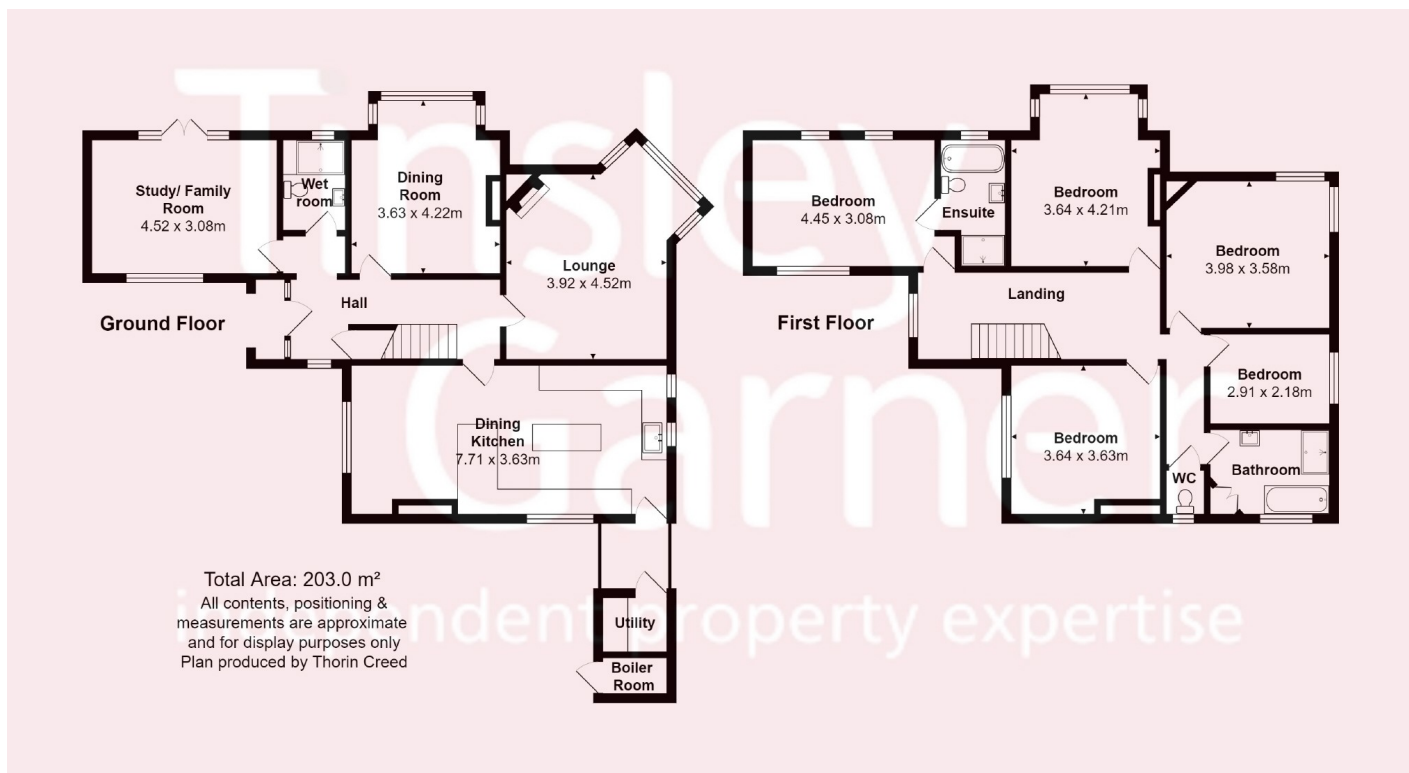
Viewing by appointment

For sale by private treaty, subject to contract.



Vacant possession on completion.





Energy performance certificate (EPC)

192 STAR AND GARTER ROAD LIGHTWOOD STOKE-ON-TRENT ST3 7HJ		Energy rating C
Valid until 27 November 2030	Certificate number 2533-3901-1209-1390-7204	

Property type
Detached house

Total floor area
203 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)