



40 Barncroft Road

Chell Heath, Stoke-On-Trent, ST6 6QF

Space in abundance is offered with this semi detached property on Barncroft Road. Sitting in an extremely sizeable corner plot offering potential for extension with mature gardens and open views over the rolling hills. This family home offers a lounge, kitchen/diner, huge 22ft conservatory, three bedrooms and family bathroom. Externally the gardens wrap around the property featuring a pond area, paved patio seating and mature trees and shrubbery. There is also a detached garage and off road parking. The property is located in Chell Heath close to rolling hills and countryside walks, local amenities and schooling. Looking for space and potential then look no further Barncroft Road is ready and waiting and is sold with no upward chain.

Offers in the region of £164,950

40 Barncroft Road

Chell Heath, Stoke-On-Trent, ST6 6QF



- SEMI DETACHED PROPERTY ON A SIZEABLE CORNER PLOT
- THREE BEDROOMS
- OPEN VIEWS TO THE FRONT
- LOUNGE PLUS HUGE CONSERVATORY
- FAMILY BATHROOM
- POPULAR LOCATION CLOSE TO LOCAL AMENITIES
- KITCHEN/DINER
- OFF ROAD PARKING & GARAGE
- NO UPWARD CHAIN

GROUND FLOOR

Kitchen/Diner

14'6" x 10'2" (4.42 x 3.11)

The property has a wooden access door to the rear aspect coupled with double glazed wooden windows to the rear and side aspect. The kitchen is fitted with freestanding units with work surface areas and ceramic sink unit. Freestanding gas cooker with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Tiled flooring and fully tiled walls. Under stairs storage cupboard and radiator.

Lounge

14'6" x 14'2" (4.42 x 4.34)

A wooden double glazed window overlooks the front aspect. Fireplace housing gas fire. Stairs lead to the first floor and double doors lead into the conservatory. Television point and radiator.

Conservatory

22'3" x 12'5" (6.79 x 3.79)

A timber double glazed conservatory with double doors to to the side and windows to the side.

FIRST FLOOR

First Floor Landing

A wooden double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

13'7" x 8'4" (4.16 x 2.56)

A wooden double glazed window overlooks the front aspect. Fitted wardrobes and storage cupboard. Radiator.

Bedroom Two

9'1" x 8'1" (2.79 x 2.48)

A wooden double glazed window overlooks the rear aspect. Fitted hanging rails and shelving. Radiator.

Bedroom Three

10'9" x 5'10" (3.29 x 1.80)

A wooden double glazed window overlooks the front aspect. Fitted storage. Radiator.

Bathroom

6'1" x 6'0" (1.86 x 1.85)

A double glazed window overlooks the rear aspect, Fitted with a suite comprising a circular bath, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Radiator.

EXTERIOR

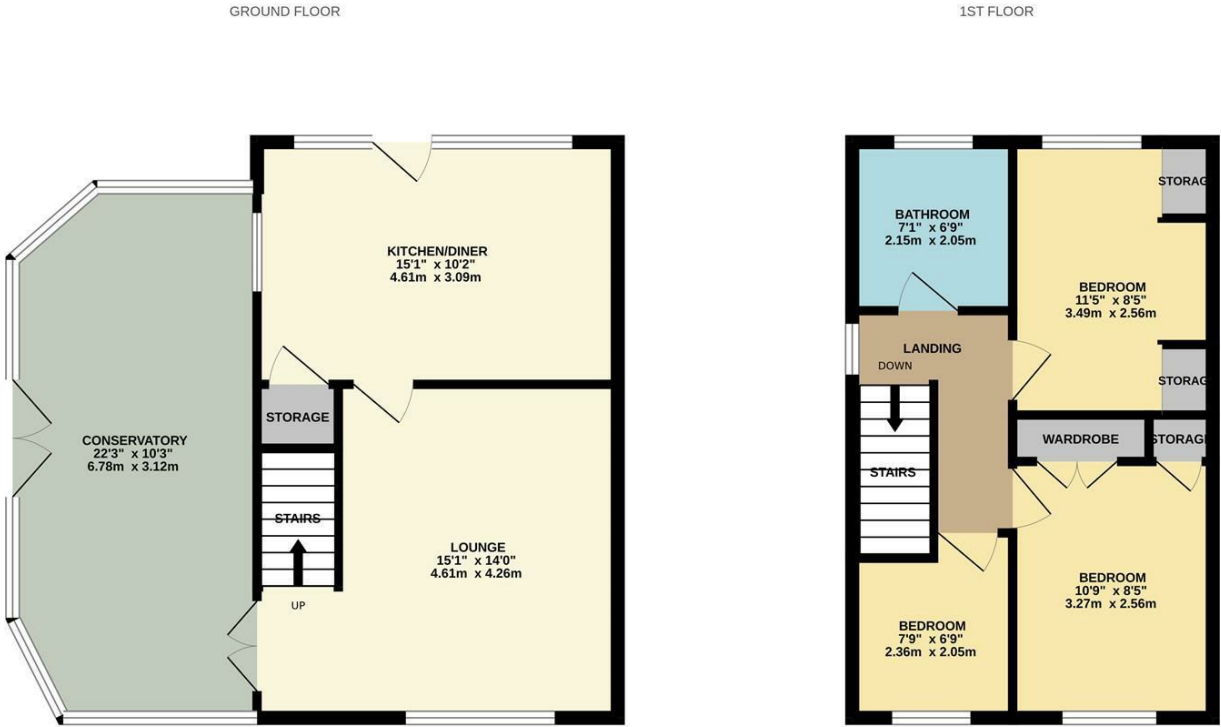
The property benefits from a sizeable corner plot, with mature wrap around gardens with established shrubbery and trees. Paved seating areas and driveway with garage.

Garage

Up and over door with power and lighting. The garage is alarmed.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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