

**Barncroft Road Chell Heath Stoke-On-Trent ST6 6QF**



**Offers In The Region Of £150,000**

## Barncroft Road, Chell Heath, Stoke-On-Trent, ST6 6QF

Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A deceptively spacious house, an ideal investment for you -  
With Three bedrooms, lounge and breakfast area and KITCHEN too -  
Beautiful gardens, off road parking at the front -  
All in a popular location, perfect if you're on a property hunt -  
All this is available with NO UPWARD CHAIN -  
We're ready to show you around come sun or rain!

Nestled in the popular area of Barncroft Road, this well-presented semi-detached house offers a delightful blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and inviting lounge, perfect for relaxation or entertaining guests.

The property boasts three well-proportioned bedrooms, providing ample space for families or those looking for extra room. The modern shower room is both stylish and functional, catering to the needs of everyday life. With the added benefits of double glazing and central heating, this home ensures warmth and energy efficiency throughout the year.

Outside, the property features charming gardens to both the front and rear, ideal for enjoying the outdoors or cultivating your green thumb. A driveway and garage provide convenient off-road parking, making this home practical for busy lifestyles.

Importantly, this property is offered with no upward chain, allowing for a smooth and straightforward purchase process. This semi-detached house is not just a place to live, but a wonderful opportunity to create lasting memories in a popular and friendly neighbourhood. Don't miss your chance to make this lovely house your new home.

### Entrance Porch

Double glazed windows and Upvc door.

### Lounge

14'8" x 14'4" (4.48 x 4.37)

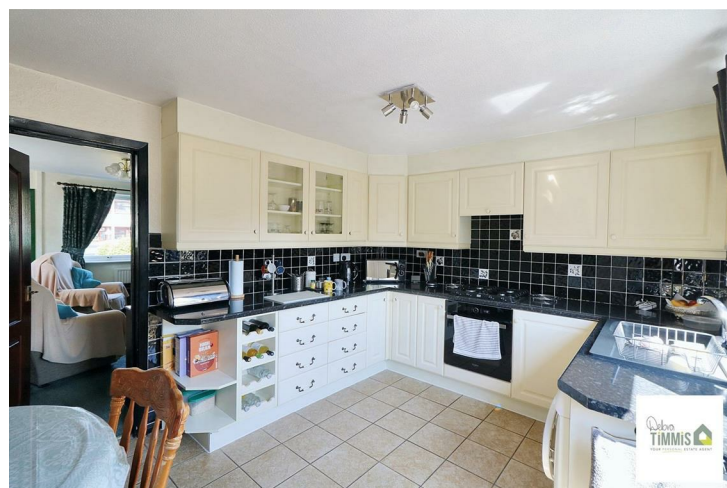
Double glazed window to the front and side aspect. Feature surround housing gas fire. Two radiators. Stairs off to the first floor.

### Kitchen/Diner

14'8" x 9'10" (4.48 x 3.00)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and

cupboards below. Four ring gas hob extractor hood above and built-in oven. Wall mounted gas central heating boiler. Inset sink with single drainer, mixer tap. Plumbing for automatic washing machine. Tiled floor. Radiator. Useful storage cupboard. Two double glazed windows and Upvc door to the rear aspect.



### First Floor

#### Landing

Double glazed window to the side aspect. Loft access.

#### Bedroom One

13'9" to robe x 8'5" (4.20 to robe x 2.59)

Double glazed window. Radiator. Built-in wardrobe.



### Bedroom Two

9'3" x 8'3" (2.82 x 2.52)

Double glazed window. Radiator.

### Bedroom Three

7'6" x 6'0" (2.31 x 1.83)

Double glazed window. Radiator.

### Shower Room

6'2" x 6'2" (1.89 x 1.89)

Suite comprises, shower cubicle housing Mira shower unit, vanity wash hand basin and low level WC. Heated towel rail. Double glazed window.



### Externally

To the front aspect the garden area is laid to lawn. Driveway providing ample off road parking. Low maintenance rear garden.

Solar panels - Leased.



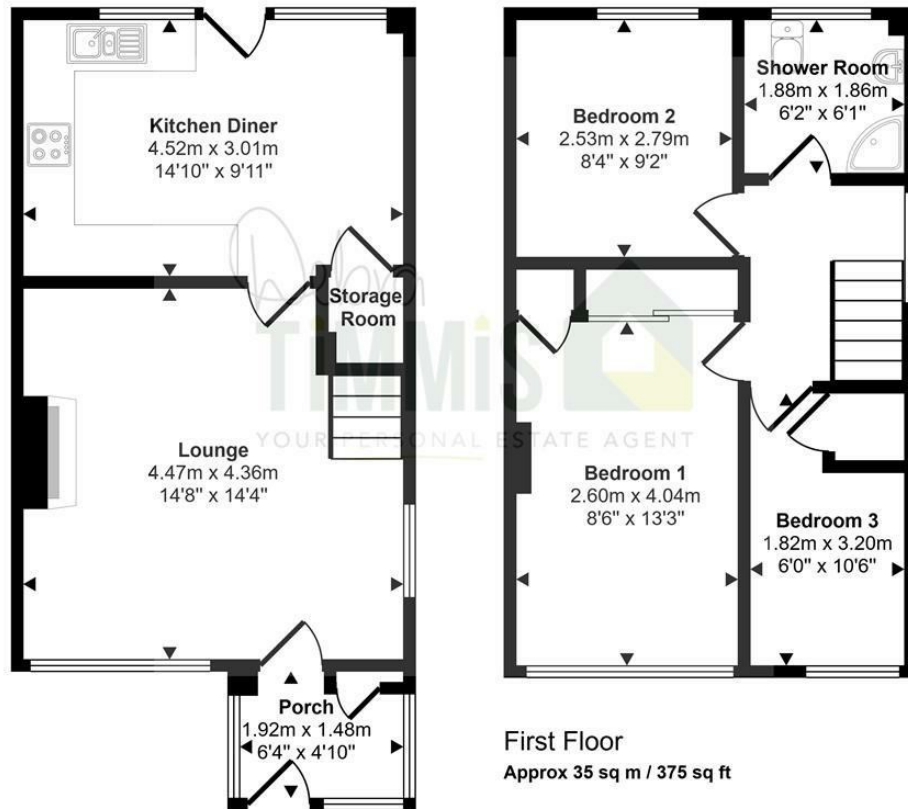
### Garage

16'2" x 8'11" (4.95 x 2.73)

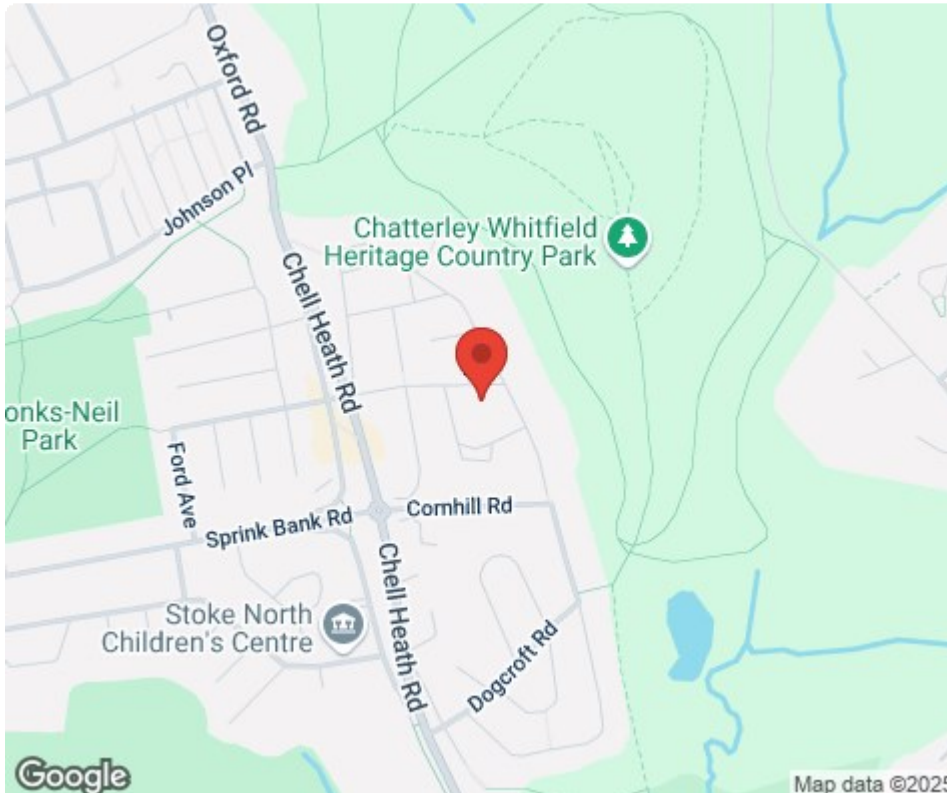
With up and over door.



Approx Gross Internal Area  
72 sq m / 775 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 96                      |
| (81-91) B                                   | 83      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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