

FOR SALE



Bell Lane, Barlaston, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Town House

Offers In Region Of £190,000


MARTIN&CO



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- Ample driveway parking for cars
- Open-plan living and dining room
- Two spacious double bedrooms
- Sought-after Wedgewood Estate location
- Near canal paths and countryside



OVERVIEW This two-bedroom end of terrace house is for sale in the Wedgewood Estate area of Barlaston, Stoke-on-Trent, occupying a generously sized corner plot with ample driveway parking and garden. The property offers scope for selective modernisation and potential for extension, subject to the relevant permissions.

Inside, there is an open-plan reception room featuring a fireplace and direct access to the garden, providing a flexible living and dining space. The property includes one kitchen and one bathroom. Both bedrooms are doubles, offering practical accommodation for first-time buyers or families.

The house is well placed for nearby schools serving Barlaston and the surrounding area, making it a suitable base for those needing access to local education. Green spaces and walking routes are close by, with the nearby countryside and canal paths offering opportunities for outdoor activities.

Barlaston village provides local amenities including everyday shops and services, while wider facilities in Stoke-on-Trent and Stone are accessible by road. Local bus services connect Barlaston to neighbouring towns. Barlaston railway station, on the line between Stoke-on-Trent and Stafford, offers onward connections to destinations such as Birmingham and London (from Stoke-on-Trent, London Euston is typically around 1 hour 30 minutes by direct service).

This property may appeal to buyers seeking a house with parking and garden in a sought after residential location, with potential to adapt and improve over time, subject to the relevant consents.

ENTRANCE HALL 3' 7" x 3' 2" (1.10m x 0.97m)
Entered via a UPVC front door, double glazed window



to the side elevation, stairs to the first floor, radiator.

LOUNGE/DINER 21' 5" x 14' 2" (6.54m x 4.34m) A spacious reception room having double glazed bow bay window to the front elevation and UPVC French doors to the rear opening onto the rear garden, multi-fuel burning fire, wood effect laminate flooring, two radiators.

KITCHEN 10' 6" x 8' 6" (3.21m x 2.61m) Fitted with a range of wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, integrated fridge freezer, space and plumbing for washing machine, double glazed window to the rear elevation, under stairs storage cupboard, UPVC door giving access to the driveway.

LANDING 6' 2" x 3' 11" (1.90m x 1.20m) Double glazed window to the side elevation.

BEDROOM 14' 2" x 10' 5" (4.34m x 3.20m) Currently

used as a dressing room, double glazed window to the front elevation, built in storage cupboard, radiator.

BEDROOM 11' 0" x 10' 6" (3.36m x 3.21m) Double glazed window to the rear elevation, built in storage cupboard, airing cupboard, radiator.

SHOWER ROOM 6' 0" x 5' 11" (1.83m x 1.82m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and corner shower unit, fully tiled walls, double glazed window to the rear elevation, heated towel rail.

EXTERNAL The property is approached via a block paved driveway which provides ample off road parking for a number of vehicles with a lawned garden sitting adjacent with established and mature hedges and borders. Access to the side of the property leads through to a good sized rear garden which is mainly laid to lawn with decked seating area, brick built storage unit, fish pond and garden sheds. The garden enjoys a good degree of privacy.





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All measurements are approximate and for display purposes only

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