



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - OFFERS IN REGION OF £325,000

BROUGHTON CRESCENT, BARLASTON, STAFFORDSHIRE, ST12 9DB



## KEY FEATURES

- THREE BEDROOM TRADITIONAL SEMI • DETACHED GARAGE & DRIVEWAY • STAND ALONE CONSERVATORY
- SPACIOUS LOUNGE & FORMAL DINING ROOM • FITTED KITCHEN & CLOAKROOM • NO UPWARD CHAIN •
- GAS CENTRAL HEATING & DOUBLE GLAZING • ENCLOSED REAR GARDEN

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570  
E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)  
W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)



## DESCRIPTION

Austin & Roe have great pleasure in offering for Sale this Traditional Semi-Detached Property with detached garage, driveway, a detached conservatory and well established mature gardens.

The property comprises a Porch, Entrance Hallway, Living Room, Dining Room, Kitchen and Cloakroom on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Shower Room. The property benefits from gas central heating and double glazing.

At the front of the garden is a dwarf wall with shrubs, directly in front of the property is a low maintenance garden of gravel bed with shrubs and plants, adjacent is a long driveway extending in front of the house and down the side to the detached garage. At the other side of the driveway is a garden laid to lawn with wide borders and a detached conservatory surrounded by shrubs and plants. To the rear of the property is a garden mainly laid to grassed areas, with paved paths, borders and shrubbery beds. There is a useful storage shed at the rear of the conservatory with steps up to a paved patio area for alfresco dining and outdoor entertaining.

Council Tax Band D

You can view the virtual tour of this lovely property on our website, rightmove and the internet by typing the following link into your subject bar.

<https://my.360picture.uk/tour/18-broughton-crescent>

## LOCATION

Leave Stone on the A34 North continue through Filly Brooks, remain on A34 to the traffic island at Meaford and take the first exit onto Meaford Road, continue to the next traffic island and take the first exit continuing on the Meaford Road, at the cross roads turn right onto Station Road, go over the the canal bridge, cross the railway lines and continue up the hill you will find Broughton Crescent on the left, turn right and your destination is on the left.

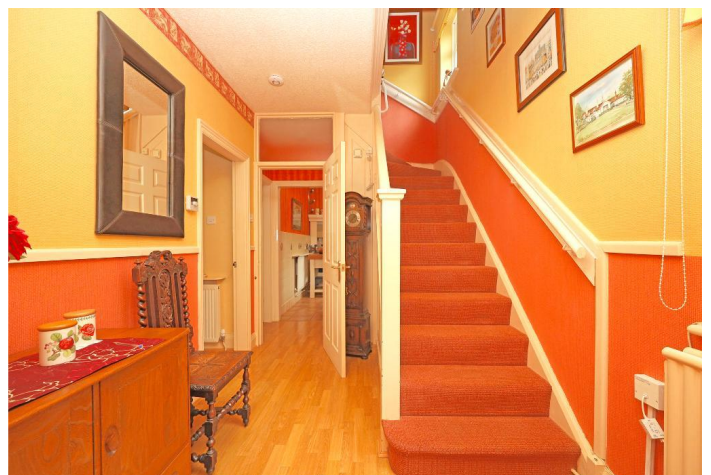
## GROUND FLOOR

**Porch - 8' 1" x 2' 0" (2.48m x 0.62m)** The property is entered via an archway into a small Porch having uPVC double glazed door with side panel and transom window, windows with obscured glass to both sides, the walls are painted Terracotta colour at the bottom and white above, a white ceiling and fitted carpet. There is a hardwood glazed door opening into the entrance hallway.

**Entrance Hall - 11' 10" x 7' 6" (3.62m x 2.3m)** The welcoming Entrance Hallway has a terracotta and white decor with a white dado rail and border paper, a white ceiling with central pendant light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator and wooden laminate flooring, There are doors opening into the living room, kitchen and stairs rising to the floor above.

**Living Room - 18' 4" x 11' 10" (5.61m x 3.61m)** The spacious Living Room has cream walls with contrasting alcoves, a white ceiling with central pendant light fitting and terracotta coved cornices, a double glazed bay window fitted with vertical blinds to the front aspect with a wall mounted central heating radiator below, a second wall mounted central heating radiator with shelf above, a tiled fireplace, TV connection point and wooden laminate flooring.

**Dining Room - 13' 5" x 11' 6" (4.11m x 3.52m)** The formal Dining Room has two tone neutral wall covering, a white ceiling with a central



pendant light fitting and terracotta coved cornices, a double glazed window to the rear aspect, a wall mounted central heating radiator, a tiled fireplace and laminate flooring.

**Kitchen - 17' 7" x 8' 2" (5.36m x 2.51m)** The Kitchen has half tiling with a contemporary striped paper above, a white ceiling with a fluorescent strip light in the food preparation area and a vaulted white ceiling with beams in the cooking area with spot light fittings, dual aspect double glazed windows and an exterior door to the side aspect, a wall mounted central heating radiator in both areas and porcelain floor tiles. There is a selection of wood effect wall and base units with granite effect countertops inset with a cream composite one-and-a-half-bowl sink, drainer and chrome dual lever mixer tap, an electric hob with oven below and a matching extractor cooker hood above, space and plumbing for a washing machine and integrated fridge. The wall mounted "Worcester Bosch" central heating boiler is housed here.

**Cloakroom - 4' 4" x 4' 0" (1.33m x 1.22m)** The Guest Cloakroom is situated just off the Kitchen, has neutral half-height ceramic tiling with neutral walls above, a white ceiling, a double glazed window with obscured glass, a wall mounted central heating radiator, a built-in storage cupboard and porcelain floor tiles. The grey sanitary ware comprises a wall mounted wash hand basin with chrome taps and a low-level WC with wooden lid and lever flush.

FIRST FLOOR

**Stairs & Landing - 8' 3" x 4' 9" (2.52m x 1.45m)** The Stairs rise from the entrance hallway with a quarter turn to the Landing above with white balustrade and matching decor, a white ceiling with pendant light fitting a double glazed window with obscured glass and teracotta fitted carpet. There are doors opening into the three bedrooms and family bathroom.

**Bedroom 1 - 14' 4" x 11' 10" (4.37m x 3.63m)** The First Bedroom has a neutral wall covering with a contrast to one wall, a white ceiling with a pendant light fitting, a double glazed bow window to the front aspect with a wall mounted central heating radiator below and wooden laminate flooring.

**Bedroom 2 - 13' 4" x 11' 5" (4.07m x 3.5m)** The Second Bedroom has a neutral wall covering, a white ceiling with a pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a tiled fireplace and brown fitted carpet.

**Bedroom 3 - 9' 0" x 7' 5" (2.75m x 2.27m)** The Third Bedroom has a neutral wall covering, a white ceiling with a pendant light fitting, a double glazed bow window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet.

**Bathroom - 7' 10" x 6' 7" (2.41m x 2.03m)** The Shower Room has neutral decor half height tiling, full height in the showering area, a white ceiling with extractor fan and flush light fitting, a double glazed window with obscured glass, a wall mounted central heating radiator, fitted louvred cupboards and vinyl floor covering. The white sanitary ware comprises a mains fed shower with glass sliding shower screen doors and seat, a bidet with chrome single lever mixer tap, a vanity unit inset with a wash hand basin with chrome single lever mixer tap and a hidden cistern, low-level close coupled WC with a push button flush.

EXTERIOR

**Conservatory - 11' 8" x 11' 5" (3.56m x 3.49m)** The detached Conservatory is to the side garden at the rear hidden away behind some shrubs, it is constructed on a dwarf brick wall with uPVC double glazed panels fitted with vertical blinds above, having a vaulted polycarbonate roof, having electric panel heaters, lighting and tiled flooring.

**Garage - 15' 7" x 9' 2" (4.77m x 2.8m)** The detached garage has a up-and-over white garage door, an exterior door to the side aspect, windows to one side and benefits from light and power.

**Outside Areas -** At the front of the property is a dwarf wall with shrubbery border, a gravel bed planted with shrubs, to the side is a "Tarmacadam" driveway which extends across the front of the property and continues to the garage with wrought iron gates into the rear garden, adjacent to the drive is a side garden with a lawn with shrubbery borders. At the rear is a private garden with a paved patio area for alfresco dining and outdoor entertaining, paved pathways, a lawn with borders, a shed, the garage with door onto the rear garden and a conservatory with shrubs. The garden is surrounded by wooden fencing.









ADDITIONAL PHOTOS



ENERGY EFFICIENCY

