



20 Barnton Edge, Stone

£325,000 Freehold



Canal-side living at Barnton Edge offering scenic canal views, nearby schools, shops, and Stone's buzzing centre, along with easy walking, bus, road and rail links nearby. • Spacious sleeping areas with three double bedrooms, one with its own en suite shower room, a further single bedroom and a sleek family bathroom. • Open-plan kitchen/living/dining space that is ideal for relaxing or hosting friends and family, plus a second living room to the first floor, ensuring the whole family has space to lounge. • Beautiful views of the canal, plus a spacious rear garden with patio seating space and lush grass lawns. You will also find a garage and parking to the rear. • This home offers all you could possibly want and more and is beautifully presented, making it the perfect turn-key home!



Breaking news! You've reached the edge. Barnton Edge that is! And what a thrilling edge it is – packed with style, space and scenery that'll make all your friends and family jealous. This brilliant four-bedroom home is perched canal-side and is living its best waterside life. Let's jump right into the heart of the home, an open-plan kitchen/living/dining space that screams "host with the most". The L-shaped kitchen is big enough for cooking up a storm with sleek cabinetry, plenty of space for appliances and a dining space that is ready for Sunday roasts, plus a cosy canal-view living area for relaxation. The first floor is home to a further living room plus a spacious double bedroom with its own en suite shower room and fitted wardrobes. Plus, there is a handy storage cupboard for all your household essentials. The second floor hosts two more generous double bedrooms, both with fitted wardrobes; a further single bedroom; and a modern family bathroom with a bath/shower duo that says, 'Yes, I do deserve bubbles and candles any day of the week.' Outside, a lovely rear garden with patio seating space, lush grass lawns, and mature greenery. There's also a single garage and parking to the rear for added convenience. Located on the sought-after Whitebridge estate, you are just a scenic stroll along the Trent and Mersey Canal into Stone's buzzing town centre. Schools, shops, eateries and epic transport links – whether you're on foot, bus, car, rail or canoe (okay, maybe not canoe), you're sorted! So, if you're ready for stylish living with a touch of waterside wow, come live life on the edge at Barnton Edge.



Thrilling canal-side living at Barnton Edge! Stylish 4-bed home with open-plan kitchen, 2 living areas, lush garden, garage, & prime location near canal in Stone's sought-after Whitebridge estate. Perfect mix of style, space & convenience. Live life on the edge!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

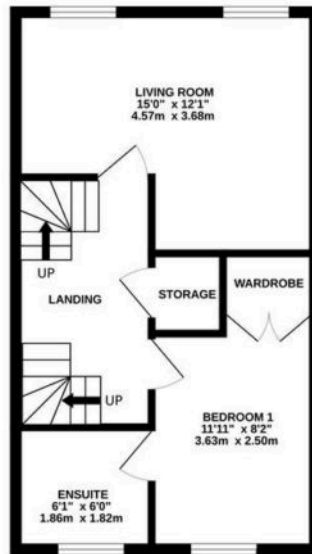
EPC Environmental Impact Rating: C



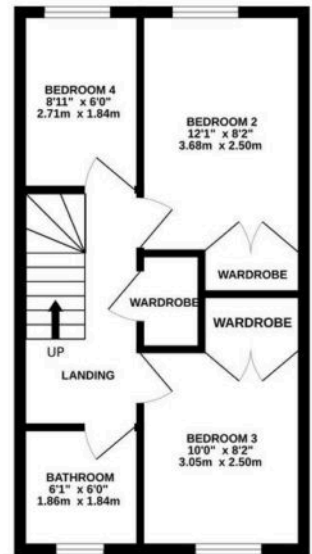
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

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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GROUND FLOOR 129.21 sq. ft.
(12.00 sq. m.)



TOTAL FLOOR AREA : 129.21 sq. ft. (12.00 sq. m.) approx.

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