



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - OFFERS IN REGION OF £155,000

CHESTNUT GROVE, STONE, STAFFORDSHIRE, ST15 8GP



### KEY FEATURES

• TWO BEDROOM END TERRACED PROPERTY • SPACIOUS LOUNGE/DINING AREA • FITTED MODERN KITCHEN & BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • ONE PARKING SPACE • ENCLOSED REAR GARDEN • CLOSE TO LOCAL AMENITIES • WALKING DISTANCE OF TOWN & STATION

STONE

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## DESCRIPTION

Austin & Roe are pleased to bring to the Sales Market this Two Bedroom end Terrace House with parking and enclosed rear garden. The property is close to local amenities and within walking distance of the Town Centre and Railway Station.

The property comprises an Entrance Hall, Living Room and Kitchen on the Ground Floor; on the First Floor is the Landing, Two Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is driveway with parking for one car there is a shrubby hedge to one side and a paved path to the rear on the other side. To the rear of the property its a decked area for alfresco dining and outdoor entertainment, steps down to a garden laid to lawn with a wood storage shed. The property is surrounded by wooden fencing.

Council Tax Band B.

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/17-chestnut-grove>

## LOCATION

From our Office, cross Granville Square and take Station Road, continue over the railway crossing and you will find Chestnut Grove on your left.

## GROUND FLOOR

**Entrance Hall - 6' 5" x 4' 1" (1.98m x 1.26m)** The property is entered through a blue composite glazed door into a welcoming Entrance Hall with pale blue decor, a white ceiling with a pendant light fitting, a wall mounted central heating radiator and wooden flooring.

**Living Room - 17' 1" x 11' 0" (5.22m x 3.36m)** The spacious Living Room has pale grey and white decor, a white ceiling with twin pendant light fittings, a double glazed window to the rear aspect with a wall mounted central heating radiator below, double glazed 'French' doors to the rear aspect, a second wall mounted central heating radiator and grey fitted carpet. There is ample room for a dining table and chairs in addition to lounge furniture.

**Kitchen - 8' 11" x 7' 0" (2.72m x 2.15m)** The Kitchen has white decor, a white ceiling with with four lamp rack of spotlights, a double glazed window to the front aspect, a wall mounted central heating radiator and dark grey porcelain floor tiles. There is a selection of wall and base unit with a cream counter top inset with a stainless steel sink, drainer and chrome mixer tap, stainless steel four-burner gas hob with extractor cooker hood above and oven below, the wall mounted gas central heating boiler is housed in one of the wall units and there are spaces for a washing machine and under counter fridge; there is also enough space to put a free standing fridge-freezer in the kitchen.

## FIRST FLOOR

**Stairs & Landing - 6' 9" x 3' 5" (2.08m x 1.06m)** The Stairs rise with two quarter turns to the floor above having pale blue walls, a white balustrade and white ceiling with pendant light fitting, a double glazed window to the front aspect and grey fitted carpet. There are doors opening into the two bedrooms, storage cupboard and family bathroom.



**Bedroom 1 - 12' 2" x 7' 10" (3.71m x 2.4m)** The First Bedroom has white decor, a white ceiling with a pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and grey fitted carpet.

**Bedroom 2 - 8' 11" x 8' 11" (2.74m x 2.72m)** The Secorn Bedroom has white decor, a white ceiling with a pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below built-in wardrobes and grey fitted carpet.

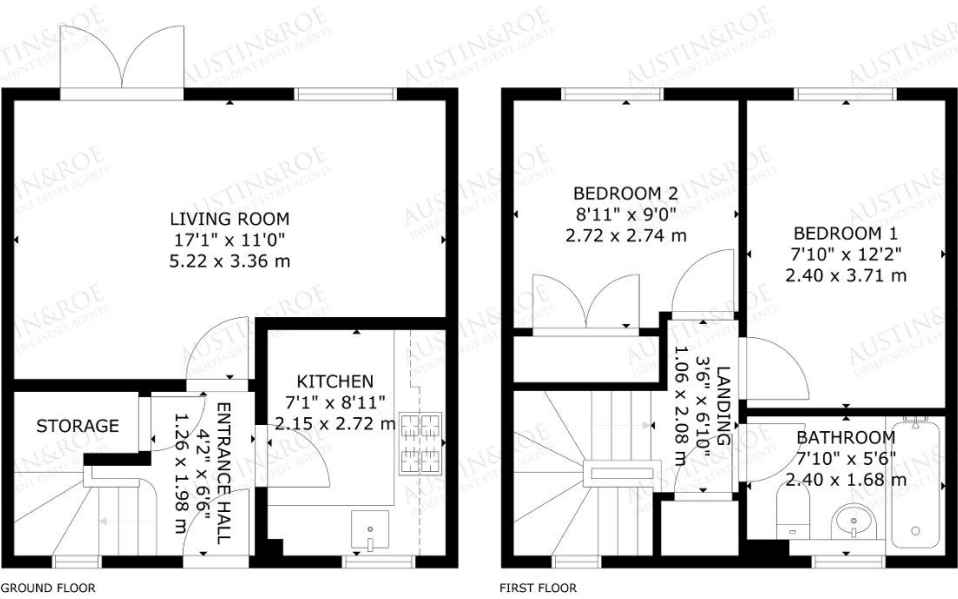
**Bathroom - 7' 10" x 5' 6" (2.4m x 1.68m)** The Family Bathroom has pale blue decor with half height ceramic tiling behind the sanitary ware and full height tiling in the bathing area, a white ceiling with flush light fitting and an extractor fan, a double glazed window with obscured glass to the front aspect, a wall mounted central heating radiator and wooden flooring. The white bathroom suite comprises a panel bath with blue side panel and electric shower above, a pedestal wash hand basin and low level WC.

EXTERIOR

**Outside Areas -** At the front of the property is a 'Tarmacadam' driveway (giving ample room for parallel parking for two cars) with hedging and a paved pathway down the side of the property to a wooden gate giving access to the rear. There is a wide decked area for alfresco dining and outdoor entertaining with steps down to a garden which is laid to lawn and a wooden storage shed. The entire garden is completely surrounded by wooden fencing.







GROSS INTERNAL AREA  
TOTAL: 58 m<sup>2</sup>/618 sq.ft  
GROUND FLOOR: 29 m<sup>2</sup>/308 sq.ft, FIRST FLOOR: 29 m<sup>2</sup>/308 sq.ft  
SIDE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

