



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £200,000

ECCLESHALL ROAD, STONE, STAFFORDSHIRE, ST15 0HN



KEY FEATURES

• LARGE TRADITIONAL SEMI DETACHED PROPERTY • AMPLE PARKING • DETACHED GARAGE • FULLY ENCLOSED REAR GARDEN • PATIO AREA • TWO RECEPTION • TWO DOUBLE BEDROOM • CLOSE TO SHOPS AND LOCAL AMENITIES

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom Traditional Semi-Detached property close to local shops, reputable schools and nurseries, and just a stroll from Stone Town Centre. Access to M6 Motorway via A34.

The property briefly consists of Entrance Hallway with stairs to the floor above, 2 Reception Rooms, a Galley Kitchen and guest WC. On the first floor are two double bedrooms, a single bedroom and a family bathroom.

LOCATION

From our office, follow the oneway system on Christchurch way keep on the right-hand lane onto Stafford Street and take the left-hand lane onto Stafford Road passing Westbridge Park on your left, continue and cross the Walton Island onto the Eccleshall Road and the property is on the left.

GROUND FLOOR

Entrance Hallway - The property is accessed via a white Upvc front door into a porchway and through a traditional wooden door with stained glass panel into the entrance hallway, giving access to the ground floor living area and having stairs to the floor above.

Front Reception Room - 11' 5" x 10' 6" (3.49m x 3.22m) The front-facing Reception Room features a large bow window with stained glass to the quarter lights, is fitted with a radiator and has coving around the ceiling there is a central light fitting.

Second Reception Room - 13' 0" x 11' 10" (3.97m x 3.61m) The Second Reception Room features a cream fireplace with fitted gas fire, fitted radiator, double glazed patio doors onto rear garden, coving to the ceiling and central light fitting.

Kitchen - 15' 1" x 5' 8" (4.62m x 1.75m) The Galley Kitchen is fitted with a selection of beach wall and floor cabinets with granite effect worktop fitted with a stainless steel sink, drainer and mono-bloc taps, there is a fitted oven and hob with extractor unit above, and spaces for a washing machine. There are doors into the guest cloakroom and outside.

Guest Cloakroom - 5' 8" x 3' 0" (1.74m x 0.94m) At the rear of the property is a guest cloakroom consisting of a low-level WC and wash-hand basin.

FIRST FLOOR

Stairs and Landing - The Stairs rise from the hallway onto the Landing giving access to the two double bedrooms, single bedroom and the family bathroom.

Bedroom 1 - 12' 2" x 9' 7" (3.74m x 2.94m) The front facing bedroom features a bow window with stained glass quarter-lights, with fitted wardrobes, radiator fitted in the bow and picture rail. There is a central light pendant.

Bedroom 2 - 11' 4" x 9' 3" (3.48m x 2.84m) The second double bedroom is facing the rear and has fitted wardrobes, picture rail and a central light pendant.

Bedroom 3 - 6' 11" x 6' 10" (2.14m x 2.11m) The single bedroom is rear facing and has a central heating radiator and a central light pendant fitting.

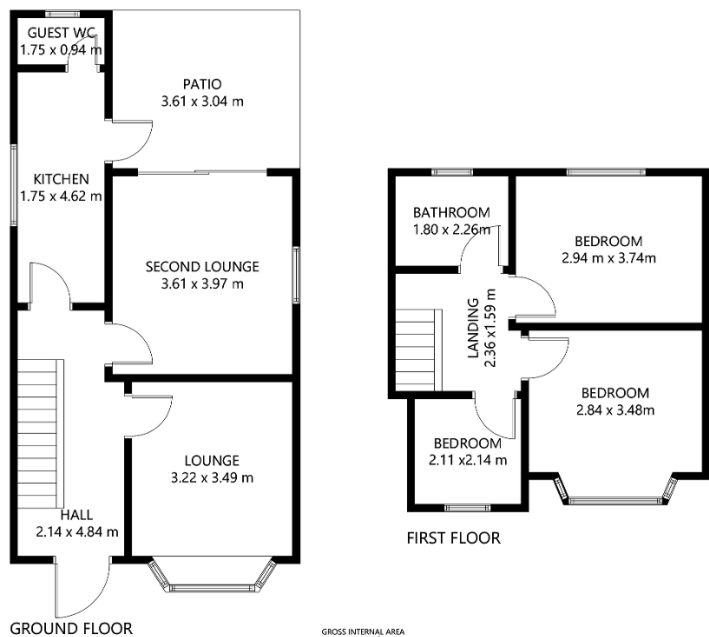


Family Bathroom - 7' 4" x 5' 10" (2.26m x 1.8m) The family bathroom consists of a white suite comprising white bath with chrome fittings, a matching pedestal wash hand basin, and a low-level WC. The bathroom is tiled throughout.

EXTERIOR

Outside Area - There is a detached garage and fully enclosed rear garden laid to lawn and mature borders. The front of the property has been completely paved giving ample off road parking.





GROSS INTERNAL AREA
TOTAL: 87 m²
GROUND FLOOR: 49 m², FIRST FLOOR: 38 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

