



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - £200,000

PRINCES STREET, STONE, STAFFORDSHIRE, ST15 8HZ



KEY FEATURES

- TWO BEDROOM TERRACED PROPERTY • ON-ROAD PARKING AT FRONT OF PROPERTY • SPACIOUS LOUNGE & DINING ROOM • FITTED KITCHEN • TWO BEDROOMS & WET ROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • SOLAR PANELS • WALKING DISTANCE OF TOWN & STATION

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Two bedroom Terrace Property just a short stroll from the Town Centre and the Railway Station.

The property comprises Entrance Hall, Lounge, Dining Room and Kitchen on the Ground Floor; on the First Floor is the Landing, Master Bedroom with Dressing Room, Second Bedroom and Wet Room. The property benefits from gas central heating, double glazing and solar panels.

At the front of the property is on-road parking, a small walled garden with wrought iron gates, shrubs and a path to the front entrance. At the rear of the property is a paved patio area for alfresco dining and outdoor entertaining, with steps down to a courtyard area with gravel beds, flower beds, paving and a shed.

Council Tax Band A

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

<https://my.360picture.uk/tour/52-princes-street>

LOCATION

From Stone town centre head north on Radford Street after the Railway Bridge turn immediately left and take Oulton Road on your right, take third left onto Princes Street and the property will be on your left.

GROUND FLOOR

Entrance Hall - 4' 3" x 3' 8" (1.31m x 1.13m) The property is entered via a wooden glazed door with transom window above, into a small but welcoming Entrance Hall having neutral and white decor, a dado rail, a white ceiling with central light fitting, a wall mounted central heating radiator and "Minton" floor tiles. There is a stripped pine door into the Lounge and stairs rising to the floor above.

Lounge - 15' 10" x 13' 5" (4.84m x 4.1m) The spacious Lounge has white decor a white ceiling with coved cornices picked out in grey, a double glazed bay window fitted with vertical blinds to the front aspect and a wall mounted central heating radiator below, a grey fireplace with fitted shelving in each alcove and marble mantle and hearth and wood effect laminate flooring. There is an archway into the Dining Room.

Dining Room - 9' 0" x 5' 6" (2.75m x 1.7m) The Dining Room has white decor, a white ceiling with central light fitting, a double glazed window fitted with vertical blind to the rear aspect and a wall mounted central heating radiator below and wood effect laminate flooring. There is a bi-folding wooden door into the Kitchen.

Kitchen - 10' 9" x 9' 0" (3.3m x 2.75m) The fitted Kitchen has pale grey decor with multi-coloured tiled splashbacks and half height tiling, a pale grey ceiling with coved cornice picked out in white, a double glazed window and uPVC glazed exterior door to the rear aspect with vertical blinds and neutral porcelain floor tiles. There is a selection of white full-height, wall and base units with black granite effect countertops inset with a stainless steel one-and-a-half bowl sink, drainer and chrome swan-neck dual lever mixer tap, a stainless steel gas hob with extractor hood above, built-in double oven and integrated dish washer and fridge freezer.



FIRST FLOOR

Stairs & Landing - 8' 11" x 7' 0" (2.74m x 2.15m) The Stairs rise to the floor above having cream and white decor, a white balustrade, a white ceiling with central light fitting and loft hatch giving access to the roof space and grey fitted carpet. There are stripped pine doors into the two bedrooms and the wet room.

Bedroom 1 - 13' 8" x 11' 6" (4.19m x 3.52m) The First Bedroom has neutral walls, a white ceiling with central light fitting, a double glazed window fitted with vertical blinds to the front aspect and a wall mounted central heating radiator below and pale grey fitted carpet. There is an open archway into the dressing room area.

Dressing Room - 6' 7" x 4' 7" (2.01m x 1.42m) The Dressing Room has neutral walls, a white ceiling with central light fitting, a double glazed window fitted with vertical blinds to the front aspect, a wall mounted central heating radiator, fitted wardrobes and pale grey fitted carpet.

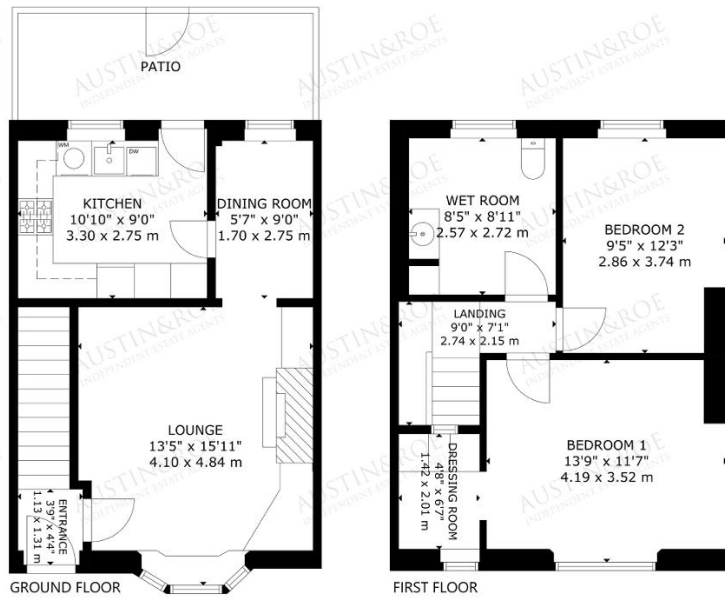
Bedroom 2 - 12' 3" x 9' 4" (3.74m x 2.86m) The Second Bedroom has neutral walls, a white ceiling with central light fitting, a double glazed window fitted with vertical blinds to the rear aspect, a wall mounted central heating radiator and pale grey fitted carpet.

Wet Room - 8' 11" x 8' 5" (2.72m x 2.57m) The Wet room has white decor and benefits from half height tiling behind the sanitary ware and full height in the showering area, a white ceiling with central light fitting and an extractor fan, a double glazed window with obscured glass to the rear aspect, a wall mounted heated towel rail/radiator and grey vinyl non-slip flooring. The sanitary ware comprises a mains shower, both a raindrop and hairwash shower head and a curtain rail and two curtains, a wash hand basin with single lever mixer tap and a low-level close coupled WC with push button flush.

EXTERIOR

Outside Areas - At the front of the property is a small garden surrounded by a wall with wrought iron gate and path to the front entrance, there is a small garden with shrubs. There is an adjacent alleyway to the side of the property with a gate into the rear garden for putting the refuse out for collection. To the rear is a fully enclosed garden with paved patio area for alfresco dining and outdoor entertaining with a dwarf wall, railings and gate, a couple of steps down to the low maintenance garden with gravel beds, stepping stones, small flower beds and a wooden shed. In the alleyway is a locked cupboard with the solar panel meter.





GROSS INTERNAL AREA
TOTAL 80 m²/861 sq ft
GROUND FLOOR: 38 m²/415 sq ft, FIRST FLOOR: 41 m²/446 sq ft
DO NOT COMPARE AND CONTRAST WITH OTHER LISTINGS



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		