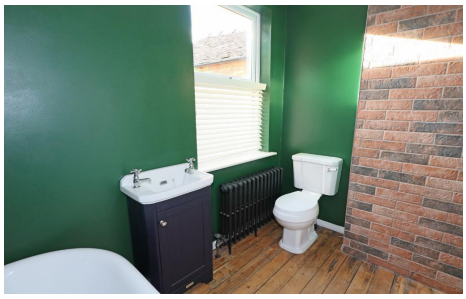
AUSTIN&ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM TERRACED FOR SALE - £228,000

VICTORIA STREET, STONE, STAFFORDSHIRE, ST15 8HP



KEY FEATURES

• THREE BEDROOM TERRACE • OPEN PLAN LOUNGE/DINING AREAS • MODERN FITTED KITCHEN • UTILITY WITH GUEST CLOAKROOM • STYLISH BATHROOM • THREE DOUBLE BEDROOMS • GAS CENTRAL HEATING & DOUBLE GLAZING • ENCLOSED REAR GARDEN

STONE
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DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom modernised Terrace Property just a few minutes walk to Stone Town Centre and close to the railway station.

The property comprises an Entrance Hallway, open-plan Lounge and Dining Areas, Kitchen, Rear Entrance Hallway and Utility WC on the Ground Floor; on the First Floor is the Landing, Two Bedrooms, Family Bathroom and Stairs to the Third Bedroom on the Second Floor. The property benefits from Gas Central Heating and Double Glazing.

To the rear of the property is a fully enclosed garden with Refuse bin access, mainly laid to lawn with a paved courtyard area.

Council Tax Band B

You can view the Virtual Tour for this lovely property on our website, rightmove or the internet by typing the following link into your subject bar:

https://my.360picture.uk/tour/3-victoria-street

LOCATION

Take Radford Street out of Stone and just over the railway bridge turn left onto Field Terrace, second right onto Old Road and second left into Victoria Street. You will find the property on your left.

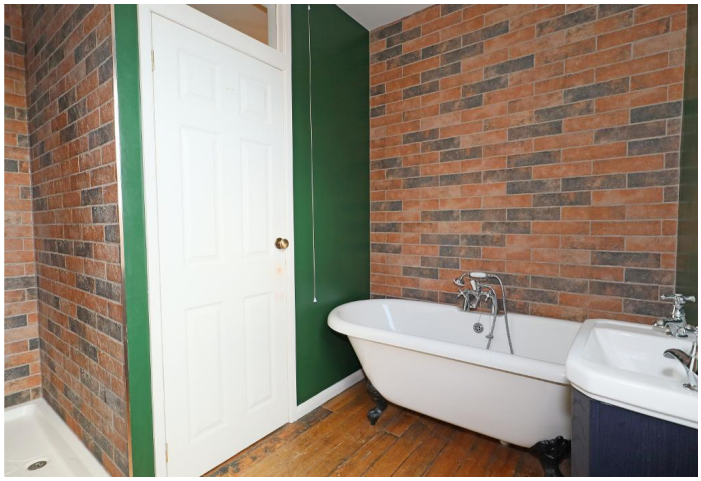
GROUND FLOOR

Entrance Hallway - ***6' 5" x 3' 2" (1.97m x 0.98m)*** The property is entered via a white upvc glazed door with a transom window above into a welcoming entrance hallway, the attractive hallway is fitted with a dado rail having a vibrant blue at the bottom and a neutral colour at the top. There is a white ceiling with a central light fitting, a wall mounted central heating radiator, laminate flooring and a glazed door with a transom window above opening into the lounge.

Lounge Area - ***14' 10" x 8' 5" (4.54m x 2.59m)*** The cosy Lounge has neutral decor with contrast lemon chimney breast, a white ceiling with central light fitting, double glazed window to the front aspect with a wall mounted central heating radiator below, a fitted corner cupboard in the alcove, wall lights fitted into each alcove, a black cast iron 'Victorian' fireplace with a grate on a black marble hearth and wooden laminate flooring. The Lounge is open plan to the Dining Area.

Dining Area - ***11' 10" x 11' 5" (3.63m x 3.48m)*** The Dining Room has neutral decor with contrast lemon chimney breast, a white ceiling with central light fitting, double glazed window to the rear aspect with wall mounted central heating radiator below, fitted log storage in the alcove, wall lights, a black cast iron 'Victorian' fireplace with grate on a black marble hearth, an under stair storage cupboard and wooden laminate flooring. There is a glazed door opening into the Kitchen

Kitchen - ***11' 1" x 6' 11" (3.39m x 2.12m)*** The kitchen has neutral decor with tiled splash backs, a white ceiling with industrial lighting, a double-glazed window to the side aspect, wall mounted central heating radiator and laminate flooring. There is a selection of white wall and base units inset with a white 1 1/2 bowl sink and drainer with Chrome double lever swan necked mixer tap, a stainless-steel gas hob with matching oven below and cooker hood above. On the other side of the kitchen is the breakfast bar.



Rear Entrance Hallway - ***6' 7" x 4' 1" (2.01m x 1.26m)*** The rear entrance hallway has grey décor with a wooden fitted shelf and space to fit a fridge-freezer, a white ceiling with loft hatch for access to the

roof void, a upvc white glazed door to the outside and laminate flooring. There is a door opening into the utility room.

Utility with WC - ***6' 0'' x 5' 6'' (1.83m x 1.68m)*** The utility and WC is a useful room offering a dual purpose,the decor is neutral with green tiled splash backs and central light fitting, a double glazed window to the rear aspect fitted with a roller blind, a wall mounted Worcester central heating boiler, wooden counter top with space beneath for a washing machine and tumble dryer, and laminate flooring. The white sanitary Ware comprises a white vanity unit inset with a wash hand basin having a Chrome dual lever swan necked mixer tap, a low level WC and wall mounted Chrome heated towel rail/radiator.

FIRST FLOOR

Stairs & Landing - ***9' 6'' x 8' 2'' (2.92m x 2.49m)*** The stairs rise from the entrance hallway to the floor above. The treads are stained wood and the rises are painted blue, there is a wall mounted traditional central heating radiator, stripped wooden floors and doors open into the two bedrooms, stairs to the floor above and family bathroom.

Bedroom 1 - ***15' 3'' x 12' 0'' (4.67m x 3.66m)*** The front bedroom has grey and neutral decor, a white ceiling with pendant light fitting, a double glazed window to the front aspect with a traditional wall mounted central heating radiator below, a second traditional wall mounted radiator and stripped wooden flooring.

Bedroom 2 - ***11' 11'' x 7' 0'' (3.64m x 2.14m)*** The second bedroom has grey and neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a traditional wall mounted central heating radiator below and stripped wooden flooring.

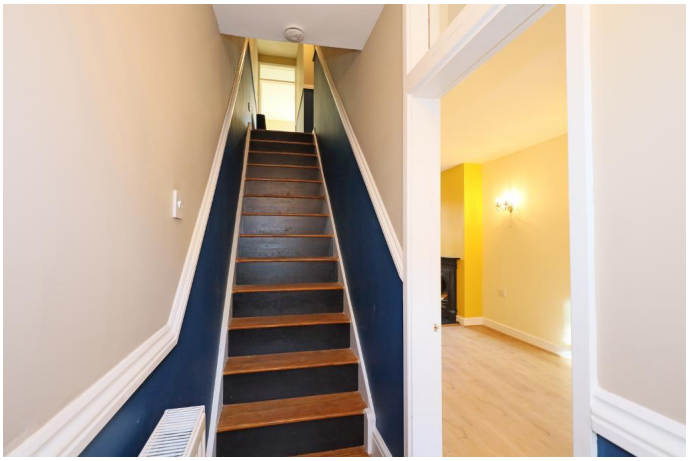
Bathroom - ***10' 4'' x 8' 10'' (3.17m x 2.7m)*** The stylish family bathroom has dark green walls with contrast brick style tiling, a white ceiling with central light fitting and spotlight in the showering area, there is a double glazed window to the rear aspect fitted with a Venetian blind, having a wall mounted traditional central heating radiator below and stripped wooden flooring. The white bathroom suite comprises a claw bath with central Chrome mixer tap and hair washing facility, a shower with both raindrop and standard heads, a wall mounted wash hand basin and a low level WC.

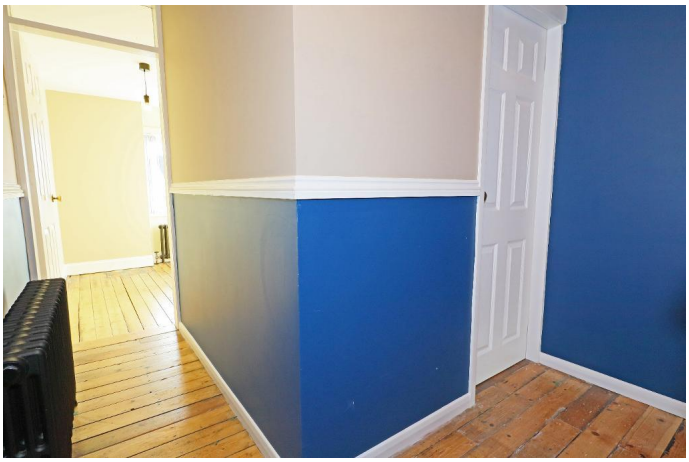
SECOND FLOOR

Loft Bedroom - ***26' 0'' x 12' 8'' (7.94m x 3.87m)*** From the landing is the door opening onto a staircase rising to the Bedroom with white decor, a white ceiling with twin pendant light fittings, "Velux" double glazed roof window, white balustrade and a wooden flooring.

EXTERIOR

Outside Areas - To the rear of the property is a small paved courtyard area with access for the movement of refuse bins to the front of the property. This area provides a small space for a table and chairs for alfresco dining and outdoor entertaining, there is a dwarf retaining wall and two steps up to the garden which is laid to lawn with a hedge at one side and an open-work wooden fence to the other. The garden is fully enclosed.





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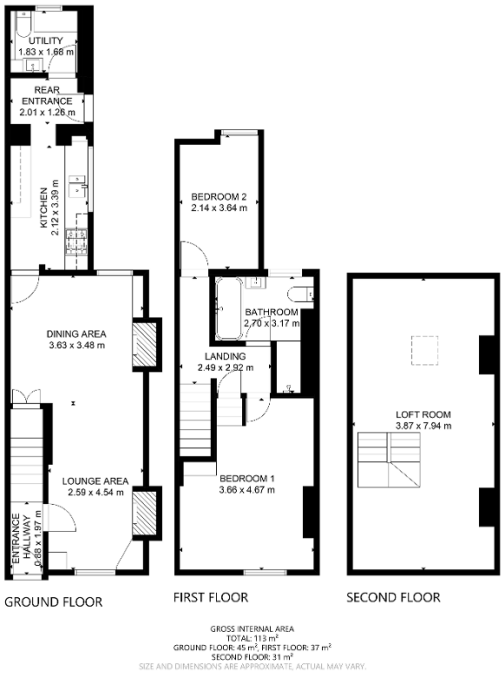
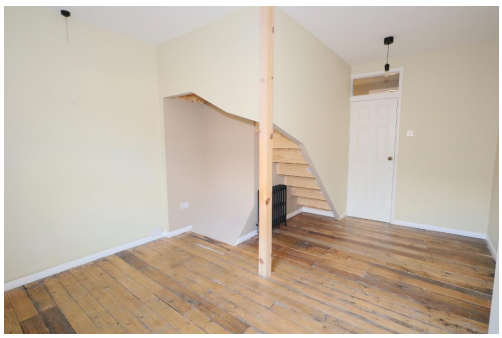
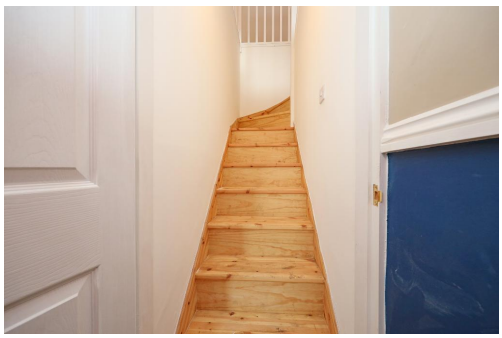
FLOORPLANS



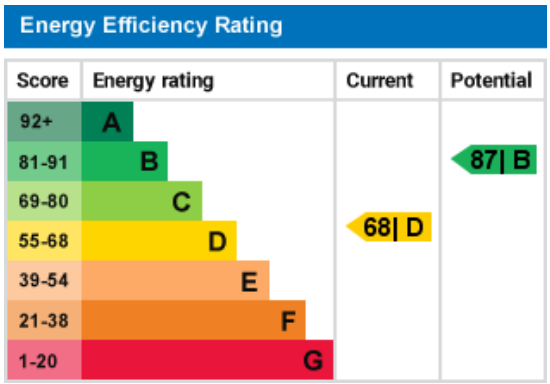
GROSS INTERNAL AREA
TOTAL: 113 m²
GROUND FLOOR: 45 m², FIRST FLOOR: 37 m²
SECOND FLOOR: 31 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

ADDITIONAL PHOTOS





ENERGY EFFICIENCY



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