



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 3 BEDROOM SEMI-DETACHED FOR SALE - £289,950

STALLINGTON CLOSE, STOKE ON TRENT, STAFFORDSHIRE, ST11 9QF



### KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • DOUBLE GARAGE AND BLOCK PAVED DRIVEWAY • SPACIOUS LOUNGE • MODERN KITCHEN/DINER • THREE DOUBLE BEDROOMS • STYLISH BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING • FULLY ENCLOSED PRIVATE GARDEN

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570

E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)

W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)

## DESCRIPTION

Austin & Roe are delighted to offer this immaculately presented Three Bedroom Semi-Detached Property with a double garage and drive for several vehicles, sited on a large corner plot in the semi-rural village of Stallington.

The property comprises of an Entrance Porch, Entrance Hall, Lounge, open-plan Kitchen/Diner and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Three Double Bedrooms and Family Bathroom. The property benefits from a double detached garage, gas central heating and double glazing.

The property is on a substantial corner plot, surrounded by a half height brick wall with stanchions and wooden fencing. There is an opening and steps up to the front garden and double gates at the side leading to the driveway and garage.

At the front of the property is a garden laid to lawn with a border of plants, two gravel beds to each side of the front entrance a paved patio area, paved pathways and a wooden gate opening into the rear of the property.

Beyond the gate is a garden laid to lawn with a raised flower bed to each side, gravel borders and a block paved area to the driveway and garage.

At the rear of the property is a paved courtyard for alfresco dining and outdoor entertainment, a brick built BBQ and pizza oven, and ample room for a garden furniture.

Council Tax Band B

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/3-stallington-close>

## LOCATION

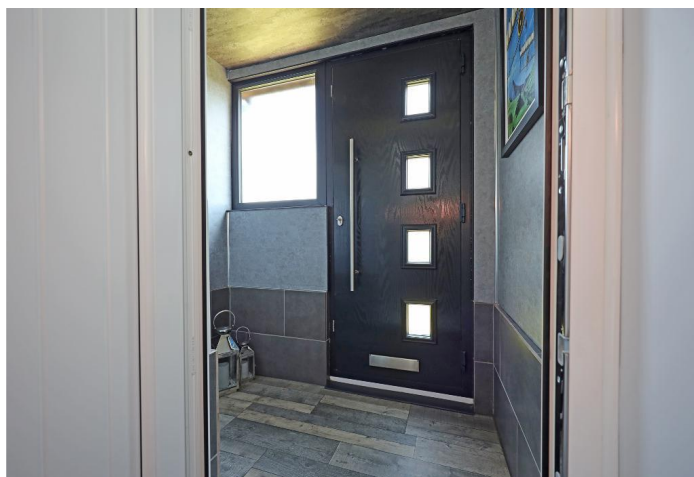
From our Office in Granville Square take Radford Street out of Stone, continue on the Longton Road, turn right onto Hayes Bank, turn left onto Meir Heath and proceed to the Black Lake in turning right onto Stallington Road. Continue turning right into Fulford Lane and right onto Stallington Close.

## GROUND FLOOR

**Entrance Porch - 5' 7" x 3' 4" (1.71m x 1.02m)** The property is entered a grey glazed composite door with matching double glazed obscured glass window into a small but welcoming Entrance Porch with pale grey decor, half tiled with grey ceramic tiles, a contemporary grey ceiling with recessed spotlights, wall mounted coat hooks, a utility meter cupboard and wood effect grey porcelain floor tiles. There is a white glazed composite door opening into the hall.

**Hall - 12' 4" x 5' 9" (3.78m x 1.76m)** The Hall has pale grey decor, a white ceiling with both recessed spotlights and angled spotlights, a wall mounted central heating radiator, an under-stair storage cupboard, security panel and black high gloss porcelain floor tiles. There is an open archway into the open-plan Kitchen/Diner, a door opening into the Lounge and stairs rising to the floor above.

**Lounge - 17' 7" x 10' 5" (5.38m x 3.18m)** The spacious Lounge has pale grey decor with a contrast wall covering to one wall and wall



STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570  
E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)  
W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)

lights, a white ceiling with twin light fittings, dual aspect double glazed windows, two wall mounted central heating radiators, a TV connection point and a fitted carpet

**Kitchen/Diner - 15' 7" x 11' 4" (4.75m x 3.47m)** The modern Kitchen/Diner has pale grey walls with tiled splashbacks, a white ceiling with recessed spotlights, a uPVC double glazed window fitted with "Venetian" blinds and matching double glazed double doors fitted with "Venetian" blinds to the rear aspect, a wall mounted central heating radiator, TV connection point and black high gloss porcelain floor tiles. There is a selection of white full height, under-lit wall and base units with black granite worktops having grooved drainer and inset with a grey sink with chrome mixer tap, a stainless steel four burner gas hob with extractor cooker hood above, building-in electric double oven and microwave, wall mounted "Worcester Bosch" central heating boiler, integrated dishwasher and space for a fridge-freezer. There is ample room for a dining table and chairs.

**Guest Cloakroom - 5' 9" x 2' 7" (1.76m x 0.81m)** The Guest Cloakroom is two steps up the stairs on your left, it has grey decor with white wooden half panelling, a white ceiling with coved cornice and flush light fitting, a wall mounted central heating radiator and grey wood effect porcelain floor tiles. The white sanitary ware comprises a vanity unit inset with a porcelain wash hand basin and a low-level close coupled WC with a push button flush.

FIRST FLOOR

**Stairs & Landing - 10' 11" x 3' 1" (3.33m x 0.95m)** The Stairs rise with two quarter turns to the Landing above, having pale grey decor, grey balustrade, a white ceiling with central light fitting and coved cornice, a double glazed window to the front aspect at the bottom and top of the stairs and grey fitted carpet. There are light wooden doors into the three bedrooms, a storage cupboard and the family bathroom.

**Master Bedroom - 14' 7" x 11' 5" (4.47m x 3.5m)** The Master Bedroom has pale grey decor with a contrast wall covering to one wall, a white ceiling with coved cornice and light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, TV connection and a grey fitted carpet.

**Bedroom 2 - 11' 5" x 11' 5" (3.5m x 3.5m)** The Second Bedroom has pale grey decor with a contrast wall covering to one wall, a white ceiling with coved cornice and light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and a grey fitted carpet.

**Bedroom 3 - 9' 6" x 8' 2" (2.9m x 2.51m)** The Third Bedroom (currently used as an office) has pale grey decor with a contrast wall covering to one wall, a white ceiling with coved cornice and light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and a grey fitted carpet.

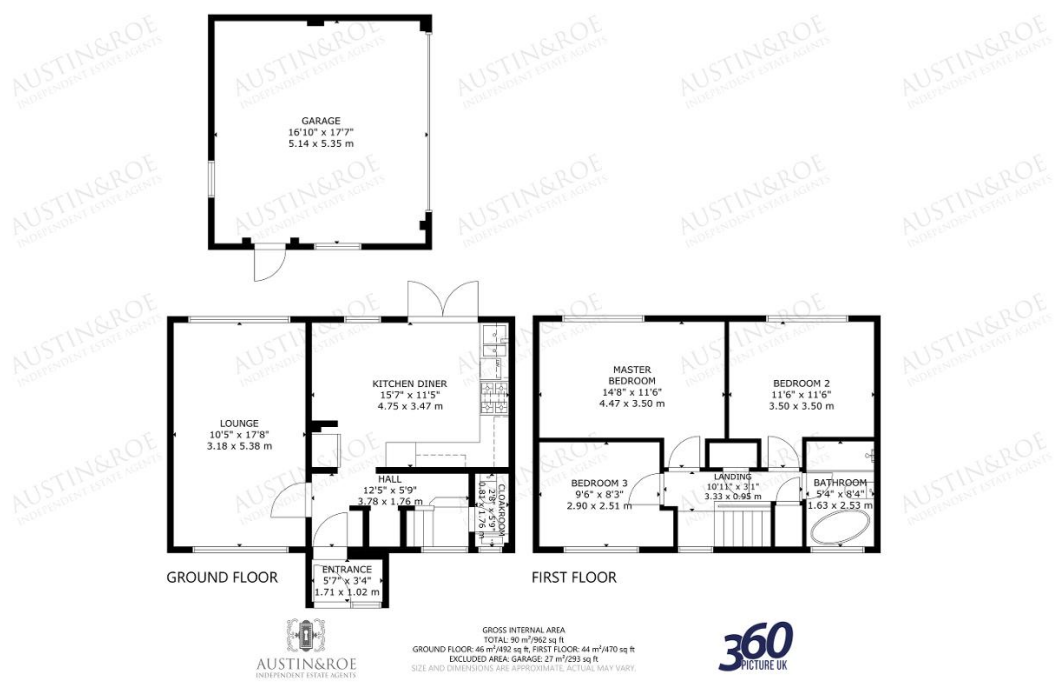
**Family Bathroom - 8' 3" x 5' 4" (2.53m x 1.63m)** The Family Bathroom has pale grey waterproof panelled walls, a grey ceiling with recessed spotlights and a loft hatch giving access to the roof space above, a double glazed window to the front aspect and dark grey porcelain floor tiles. The white bathroom suite comprises an oval stand alone bath with chrome pillar mixer taps, a corner shower cubicle line in black granite effect waterproof panelling, a mains fed shower and glass shower screen doors, a grey vanity unit inset with a wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with push button flush and a wall mounted heated towel rail/radiator.

EXTERIOR

**Garage - 17' 6" x 16' 10" (5.35m x 5.14m)** The Double garage has grey electric up-and-over doors, a double glazed window with obscured glass and a grey composite glazed door to the courtyard area and benefits from power and light. The refuse bins are discretely positioned at the rear of the garage.

**Outside -** The property is situated on a generous corner plot surrounded by half height brick walls topped with wooden fencing, there is an opening at the front with steps to the garden which is laid to lawn with paved patio area, paths, gravel beds and a slightly raised flower border. Through the wooden side gate is a paved area, lawn with raised beds to each side, a block paved area and driveway to the Garage from the double gates to the side aspect. At the rear is a paved courtyard area for alfresco dining and outdoor entertaining, a brick built pizza oven and BBQ and a space behind the garage for discreet storage of refuse bins.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

