



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £225,000

LONGFIELD AVE, STONE, STAFFORDSHIRE, ST15 0DN



## KEY FEATURES

• THREE BEDROOM SEMI DETACHED HOUSE • AMPLE OFF-ROAD PARKING ON DRIVEWAY • SPACIOUS LOUNGE • FORMAL DINING ROOM • KITCHEN WITH PANTRY. FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSED GARDEN • CLOSE TO LOCAL AMENITIES

## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom Semi Detached property with driveway for several vehicles close to local amenities and within walking distance of the Town and the Station.

The property comprises an Entrance Hallway, Lounge, Dining Room, Kitchen and Pantry on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a block paved driveway which extends to the wrought iron gates, there's a gravel area with border which extends to the back garden.

To the rear of the property is a lovely garden mainly laid to lawn with trellis, a stepping stone path to the summer house, borders and beds, a paved patio area for alfresco dining and outdoor entertaining.

Council Tax Band C.

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/36-longfield-avenue>

## LOCATION

Leave Stone via Stafford Street at the Walton island take the third exit to A34 North, take the second left onto Longfield Road and veer right you will find the property at the end of the cut-de-sac.

## GROUND FLOOR

**Entrance - 4' 0" x 3' 8" (1.23m x 1.13m)** The property is entered via a uPVC glazed door into a welcoming Entrance Hallway with neutral decor, a white ceiling, a wall mounted central heating radiator and neutral fitted carpet. There is a door opening into the lounge and stairs rising to the floor above.

**Lounge - 14' 11" x 13' 2" (4.55m x 4.02m)** The spacious Lounge has neutral decor with dado rails and a floral contrast to one wall, a white ceiling with coved cornices and central light fitting, a double glazed bay window to the front aspect with a wall mounted central heating radiator below, a white "Adams" style fireplace with marble heath inset with a coal effect gas fire, TV connection and light wood flooring. There is a door opening into the dining room.

**Dining Room - 9' 6" x 8' 2" (2.92m x 2.51m)** The formal Dining Room has neutral decor, a white ceiling with coved cornice and central light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and light wood flooring. There is a door opening into the lounge and the kitchen.

**Kitchen - 9' 6" x 7' 10" (2.92m x 2.39m)** The modern Kitchen has neutral decor, a white ceiling with a fluorescent strip light, a double glazed window to the rear aspect with fitted roller blind, a wall mounted central heating radiator and grey porcelain floor tiles. There is an opening into the pantry, a door in to the dining room and an exterior uPVC glazed door to the side aspect. There is a selection of white wall and base units with fitted black granite effect countertops and up-stands inset with a stainless steel sink, drainer and chrome swan-neck dual lever mixer taps, a Hotpoint electric hob with cooker below and extractor cooker hood above, space and plumbing for a



washing machine and fridge.

**Pantry - 4' 1" x 2' 10" (1.27m x 0.87m)** The pantry has matching decor to the kitchen and has a countertop with space for a freezer below and ample sockets.

## FIRST FLOOR

**Stairs & Landing - 7' 4" x 7' 2" (2.26m x 2.2m)** The Stairs rise from the entrance Hall to the Landing above, has neutral decor, a white ceiling with central light fitting, white balustrade, a double glazed window to the side aspect and neutral fitted carpet. There are doors opening into the three bedrooms and family bathroom.

**Bedroom 1 - 12' 5" x 10' 5" (3.81m x 3.18m)** The First Bedroom has neutral decor with a floral contrast to one wall, a white ceiling with a pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, white fitted bedroom furniture to one wall and neutral fitted carpet.

**Bedroom 2 - 9' 9" x 8' 8" (2.99m x 2.65m)** The Second Bedroom has neutral 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 neutral fitted carpet.

**Bedroom 3 - 7' 4" x 6' 8" (2.26m x 2.04m)** The Third Bedroom has neutral decor, a white ceiling with a pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator, a built-in storage cupboard and neutral fitted carpet.

**The Family Bathroom - 7' 10" x 5' 7" (2.41m x 1.72m)** The Family Bathroom has neutral decor, a white ceiling with central flush light fitting and a loft hatch giving access to the roof space, a double glazed window with obscured glass and fitted with a roller blind, a wall mounted central heating radiator and porcelain floor tiles. The white bathroom suite comprises a panel bath with chrome mixer tap having hair wash facility, a vanity unit inset with a wash hand basin having chrome taps and fitted mirror above and a low-level WC.

## EXTERIOR

**Outside Areas** - The property is set in a lovely position at the end of a quiet cut-de-sac, at the front of the property is a large block paved space providing off-road parking for several vehicles. There are wrought iron gates to the side with a gravelled area down the side of the property and deep flower borders, a trellis gives privacy to the fully enclosed rear garden which is laid to lawn with stepping stones to the summer house, a paved patio area for alfresco dining and outdoor entertaining, well stocked borders and beds with shrubs and surround by wooden fencing.





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GROSS INTERNAL AREA  
TOTAL: 71 m<sup>2</sup>/770 sq ft  
FLOOR 1: 36 m<sup>2</sup>/392 sq ft, FLOOR 2: 35 m<sup>2</sup>/378 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		