



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM TERRACED HOUSE FOR SALE - OFFERS IN REGION OF £220,000

VICTOR STREET, STONE, STAFFS, ST15 8HJ



KEY FEATURES

• THREE BEDROOM MID TERRACED PROPERTY • SPACIOUS LOUNGE • FORMAL DINING ROOM • MODERN FITTED KITCHEN • GROUND FLOOR SHOWER ROOM • STYLISH FAMILY BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING • WALKING DISTANCE OF TOWN & STATION

DESCRIPTION

Austin & Roe are delighted to offer For Sale this Three Bedroom Terraced property on the north side of the Market Town of Stone, close to local amenities and the railway station.

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

At the front of the property is on-road parking. To the rear is a fully enclosed low maintenance garden with a yard immediately outside the back garden, a paved area with a steps up to a paved garden area for alfresco dining and outdoor entertaining along with a useful garden shed.

The Council Tax Band is 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/26-victor-street>

LOCATION

From the top of Stone High Street, Take Radford Street out of Stone, over the railway bridge turn left into Oulton Road and left again onto Victor Street.

GROUND FLOOR

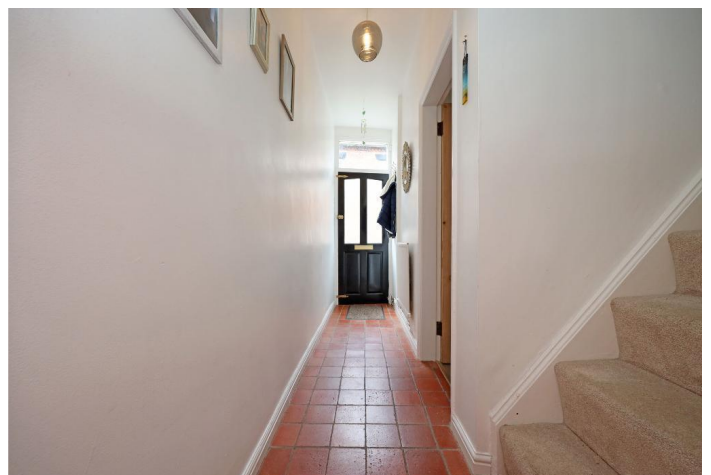
Entrance Hall - 13' 3" x 3' 0" (4.06m x 0.92m) The property is entered via a black composite glazed door with transom window above, into an Entrance hall with white decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and terracotta floor tiles. There are stripped pine doors opening into the dining room, lounge and stairs rising to the landing above.

Dining Room - 11' 0" x 10' 1" (3.37m x 3.09m) The Dining Room has neutral walls, a fitted picture rail, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, a wooden fire surround inset with a cast iron "victorian" fireplace and terracotta tiled hearth and a wood effect laminate floor.

Lounge - 13' 7" x 12' 2" (4.16m x 3.71m) The spacious Lounge has pale grey decor with a white picture rail, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, under-stair storage cupboard, TV connection point and wood effect laminate flooring. There is a stripped pine door opening into the kitchen.

Kitchen - 13' 9" x 7' 7" (4.22m x 2.33m) The galley Kitchen has pale grey decor with splash backs to one wall, a white ceiling with a central pendant light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator and neutral porcelain floor tiles. There is a selection of grey wall and base units with wooden countertop with upstands, inset with a white enamel high gloss sink, drainer and dual lever swan-neck mixer tap, an integrated dishwasher, a stand alone black 8-burner "range" style cooker with double oven, grill and warmer draw and an extractor cooker hood above and space for a fridge/freezer.

Rear Entrance - 7' 5" x 3' 1" (2.27m x 0.94m) From the kitchen through an archway is the rear entrance with pale grey decor, a white ceiling with recessed spotlights, an exterior glazed door to the side aspect and



neutral porcelain floor tiles. There is space and plumbing for a washing machine.

Shower Room - 5' 5" x 5' 5" (1.66m x 1.66m) Conveniently situated at the back of the house is a ground floor Shower Room, the decor is grey, with an extractor fan, grey tiled splash back and matching full height grey ceramic tiles in the corner shower, a white ceiling with recessed spotlights, a double glazed window with obscured glass to the side aspect with a wall mounted central heating radiator below and neutral porcelain floor tiles. The white sanitary ware comprises a corner mains fed shower with glass shower screen doors, a pedestal wash hand basin with chrome taps and a low-level WC with lever flush.

FIRST FLOOR

Stairs & Landing - The Stairs rise from the entrance hall to the landing above with white decor, a white ceiling with pendant light fitting, a fitted stair rail and cream fitted carpet. At the top of the stairs is the first bedroom and a hall giving access to the other bedrooms and family bathroom.

Upper Hall - 10' 8" x 8' 11" (3.27m x 2.72m) The Upper Hall has white decor, a white ceiling with a pendant light fitting with recessed spotlights and a internal decorative window into bedroom three. There are doors opening into bedrooms two and three and the family bathroom.

Bedroom 1 - 13' 7" x 10' 9" (4.16m x 3.3m) The First Bedroom has grey decor, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a built-in wardrobe and a cream fitted carpet.

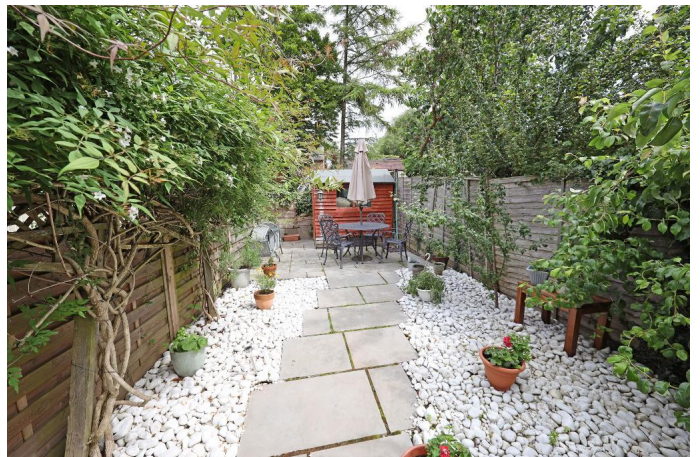
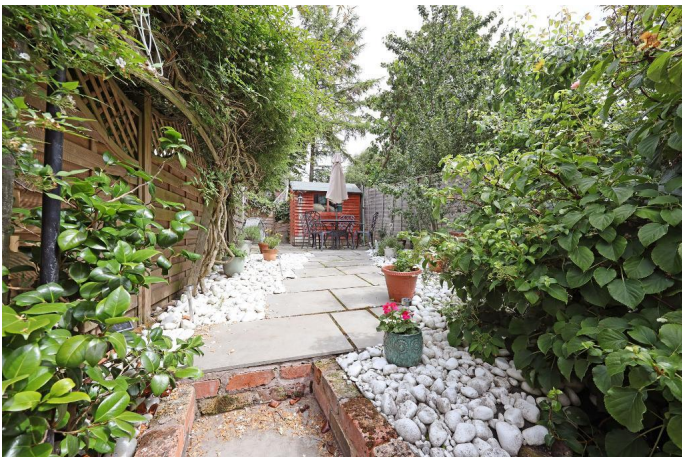
Bedroom 2 - 13' 1" x 7' 7" (4.01m x 2.32m) The Second Bedroom has white decor, a white ceiling with a central pendant light fitting, dual aspect double glazed window, a wall mounted central heating radiator and a cream fitted carpet.

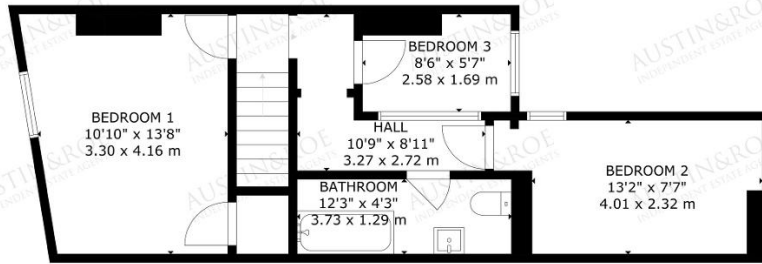
Bedroom 3 - 8' 5" x 5' 6" (2.58m x 1.69m) The Third Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and cream fitted carpet.

Bathroom - 12' 2" x 4' 2" (3.73m x 1.29m) The Family Bathroom benefits from full height grey ceramic tiling, a white ceiling with recessed lighting and grey wood effect porcelain floor tiles. The white bathroom suite comprises a panel bath with with mains fed shower above, both a standard and "raindrop" shower head and glass shower screen, a pedestal wash hand basin with chrome waterfall single lever mixer tap, a low-level close couple WC with a push button flush and a wall mounted chrome heated towel rail/radiator.

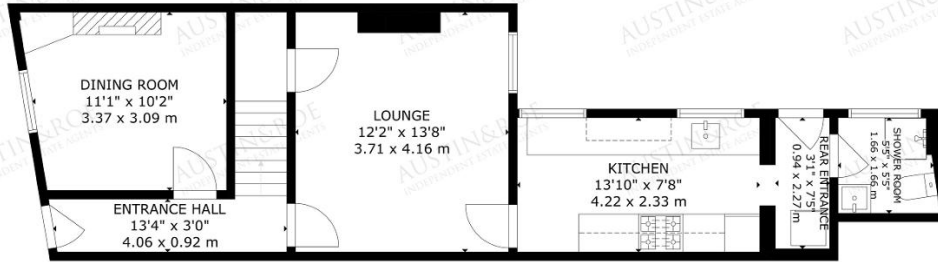
EXTERIOR

Outside Areas - At the front of the property is on-road parking. To the rear is a fully enclosed garden with a narrow courtyard area outside the back door opening up to a paved patio area with steps leading to a raised level to a low maintenance garden of paving stones and beds of white pebbles with shrubs. There is a paved area at the end of the garden for alfresco dining and outdoor entertaining and a useful wooden shed.





FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA
TOTAL: 94 m²/1,012 sq ft
GROUND FLOOR: 50 m²/538 sq ft, FIRST FLOOR: 44 m²/474 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	64 D	
39-54	E		
21-38	F		
1-20	G		