



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM END TERRACED FOR SALE - OFFERS OVER £250,000

PRIORY CLOSE, STONE, STAFFORDSHIRE, ST15 0NW



## KEY FEATURES

- THREE BEDROOM END TERRACE HOUSE • QUIET CUL-DE-SAC • SPACIOUS LIVING ROOM • FITTED MODERN KITCHEN • EN-SUITE TO MASTER BEDROOM • STYLISH FAMILY BATHROOM • GAS CENTRAL HEATING DOUBLE GLAZING • FULLY ENCLOSED REAR GARDEN



## DESCRIPTION

Austin & Roe are please to bring to the market this lovely Three Bedroom End Terrace Property in quiet cul-de-sac, within walking distance of Town Centre and Station.

The property comprises an Entrance Hall, Living Room, Kitchen and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite, Two further Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a garden laid mainly to lawn with front flower border and central paved pathway to the entrance, adjacent to the lawn is another path running down the side of the property. To the rear is a fully enclosed garden with paved patio area for alfresco dining and outdoor entertaining, a garden laid to lawn with corner raised border, surrounded by wooden fencing with a gate onto the side pathway. There is a security light at the back.

The Council Tax Band is C

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

<https://my.360picture.uk/tour/3-priory-close>

## LOCATION

Leave Stone on the Stafford Road to Walton Traffic Island, take the second exit on to the Eccleshall Road, continue to Pirehill Lane and turn left, you will find Priory Close on the left.

## GROUND FLOOR

**Entrance Hall - 11' 6" x 3' 4" (3.51m x 1.03m)** The property is entered via a black glazed composite door with storm canopy above into a welcoming Entrance Hall with neutral decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and wooden laminate flooring. There are doors opening into the kitchen, guest cloakroom, lounge and stairs rising to the landing above.

**Living Room - 16' 3" x 16' 1" (4.96m x 4.92m)** The spacious Living Room has neutral walls, a white ceiling with twin light fittings, double glazed "French" doors with double glazed side panels to each side to the rear aspect, two wall mounted central heating radiators, TV connection point, under-stair storage cupboard and neutral fitted carpet. There is ample room for a dining table and chairs.

**Kitchen - 11' 6" x 8' 3" (3.51m x 2.54m)** The modern fitted Kitchen has neutral decor with white brick style ceramic splash back tiles, a white ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and a grey tile effect vinyl floor covering. There is a selection of high gloss white wall and base units fitted with black granite effect countertops inset with a stainless steel one-and-a-half-bowl sink, drainer and chrome dual lever mixer tap, four burner gas hob with oven below and extractor cooker hood above, an integrated dishwasher and fridge-freezer, space and plumbing for a washing machine.

**Cloakroom - 6' 11" x 3' 4" (2.13m x 1.05m)** The Guest Cloakroom is conveniently situated in the Entrance Hall and has neutral decor, a wall mounted consumer unit, a white ceiling with central pendant light fitting, a double glazed window with obscured glass to the front



aspect, a wall mounted central heating radiator and wooden laminate flooring. The white sanitary ware comprises a white vanity unit inset with a wash hand basin with chrome single lever mixer tap and a tiled splash back and a low-level close coupled WC with a push button flush.

## FIRST FLOOR

**Stairs & Landing - 9' 3" x 3' 6" (2.84m x 1.07m)** The Stairs rise from the entrance hall with two quarter turns to the Landing above having white balustrade, the decor is neutral with a white ceiling having a central light fitting and loft hatch giving access to the roof space above and neutral fitted carpet. There are doors opening into the three bedrooms, storage cupboard and family bathroom.

**Master Bedroom - 11' 8" x 10' 5" (3.56m x 3.19m)** The Master Bedroom has neutral decor. a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, TV connection and neutral fitted carpet. There is a door opening into the en-suite shower room.

**En-Suite to Master Bedroom - 10' 5" x 3' 8" (3.19m x 1.12m)** The En-Suite Shower Room to the Master Bedroom has neutral decor with a ceramic tiled splash back and full height ceramic tiling in the shower area, a white ceiling with flush light fitting and an extractor fan, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and tile effect vinyl floor covering. The white sanitary ware comprises a mains fed shower with a glass shower screen bi-folding door, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

**Bedroom 2 - 11' 0" x 8' 10" (3.36m x 2.7m)** The Second Bedroom has neutral decor. a white ceiling with central light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet.

**Bedroom 3 - 7' 7" x 6' 6" (2.32m x 1.99m)** The Third Bedroom has neutral decor. a white ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet. There is a door opening into a storage cupboard.

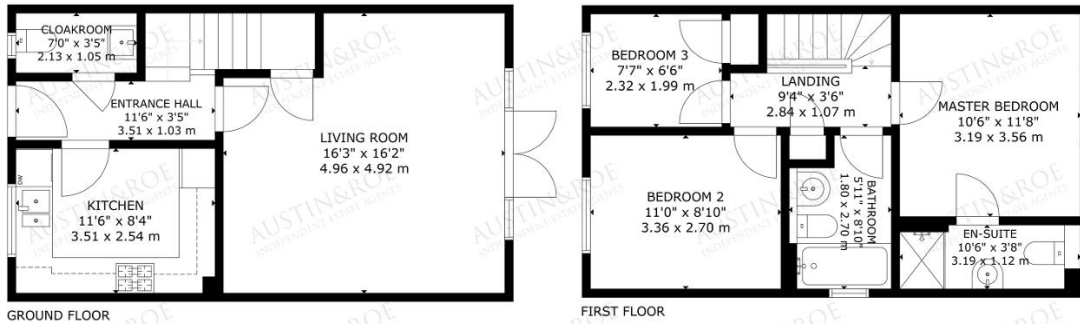
**Family Bathroom - 8' 10" x 5' 10" (2.7m x 1.8m)** The Family Bathroom has neutral decor with a ceramic tiled splash back and full height ceramic tiling in the bathing area, a white ceiling with flush light fitting and an extractor fan, a double glazed window with obscured glass to the side aspect, a wall mounted chrome heated towel rail/radiator and tile effect vinyl floor covering. The white bathroom suite comprises a panel bath with chrome mains fed shower above, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

## EXTERIOR

**Outside Areas -** At the front of the property there is a block paved area for parking, a garden laid to lawn with flower borders, a central paved path to the front entrance, there is a second paved path running down the side of the property to the rear gate and beyond. To the rear is a fully enclosed private garden with paved patio area nearest the house for alfresco dining and outdoor entertaining, a garden laid to lawn with a raised flower bed and tree in one corner. The garden is surrounded by wooden fencing and there is a gate opening onto the side pathway. There are wall mounted security lights on the house wall.







GROSS INTERNAL AREA  
TOTAL: 84 m<sup>2</sup>/907 sq.ft  
GROUND FLOOR: 42 m<sup>2</sup>/457 sq.ft, FIRST FLOOR: 42 m<sup>2</sup>/450 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		90   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		