



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - £250,000

ALBERT STREET, STONE, ST15 8HQ



KEY FEATURES

• TWO BEDROOM MID TERRACE HOUSE • COSY LOUNGE & FORMAL DINING ROOM • MODERN FITTED KITCHEN • CLOAKROOM • 2 DOUBLE BEDROOMS • STYLISH BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING • ENCLOSED REAR GARDEN

DESCRIPTION

Austin & Roe have great pleasure in offering for sale this Traditional Two Bedroom Terrace Property, modernised with some original features, on-road parking, enclosed garden to the rear and within walking distance of the Market Town of Stone and the Railway Station. There is easy access to the Motorway Network via the A34 and M6.

The property comprises an Entrance Hall, Lounge, Dining Room, Kitchen, Rear Entrance and Cloakroom on the Ground Floor; on the First Floor is the Landing, Two Double Bedrooms and Family Bathroom. The property benefits from Gas Central Heating and Double glazing.

At the rear of the property is a court yard garden with paved area closes to the house, a step up to a block paved area with raised beds, plenty of room for container gardening, lighting, alfresco dining and outdoor entertaining.

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/16-albert-street>

LOCATION

From our office in Stone, turn right and continue up Radford Street, at the traffic lights turn left onto Oulton Road, first left onto Stonefield Square, left onto Victor street and right onto Albert street, your destination will be on your left facing the park.

GROUND FLOOR

Entrance Hall - 13' 11" x 4' 3" (4.26m x 1.31m) Enter the property through a uPVC light oak effect glazed door into the welcoming Entrance Hall with a central dado rail having pale blue at the bottom and white at the top, a white ceiling with coved cornices central light fitting and decorative archway, a wall mounted central heating radiator and cream porcelain floor tiles. There are doors opening into the dining room and stairs rising to the first floor landing.

Lounge - 12' 4" x 11' 5" (3.78m x 3.49m) The cosy Lounge is entered from the dining room and has off-white decor with a pale blue feature chimney breast wall, a white ceiling with coved cornices a central ceiling rose with light fitting, a double glazed window to the front aspect, a wood burning stove fitted into the chimney breast with exposed wooden mantle and black tiled hearth, a TV connection, a vinyl light wooden effect flooring and there is an opening into the dining room.

Dining Room - 14' 0" x 11' 3" (4.27m x 3.43m) The Dining Room has white decor and a pale blue contrast wall, a white ceiling with coved cornices, ceiling rose and central light fitting, double glazed "French" doors onto the paved courtyard area, a wall mounted central heating radiator, and a vinyl light wooden effect flooring flowing through from the lounge.

Kitchen - 13' 8" x 8' 8" (4.17m x 2.66m) The modern fitted Kitchen has white decor with white brick style ceramic tiled splash back, a white ceiling with recessed spotlights, a double glazed window to the side aspect, a wall mounted central heating radiator and a vinyl light wooden effect flooring continuing from the dining room. There is a



STONE

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

T: 01785 338 570

E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk

W: www.austinandroe.co.uk

selection of white wall units and dark blue base and full height units with white granite effect countertops inset with a white "Belfast" porcelain sink and stainless steel dual lever mixer tap, a black glass induction hob with extractor cooker hood above, a built-in electric oven and microwave, integrated dishwasher, washing machine and an under-stair cupboard which leads down to the cellar which is approximately the same size as the lounge area.

Rear Entrance - 5' 4" x 5' 4" (1.63m x 1.63m) The rear Entrance has white decor, a white ceiling with central light fitting, space for a fridge-freezer and a vinyl light wooden effect flooring. There is an exterior door opening onto the paved courtyard and an internal door opening into the cloakroom.

Guest Cloakroom - 5' 3" x 2' 11" (1.61m x 0.89m) The Guest Cloakroom has white decor, a white ceiling with central pendant light fitting, a double glazed window with obscured glass to the side aspect, wall mounted central heating radiator and a vinyl light wooden effect flooring. the white sanitary ware comprises a vanity unit inset with a wash hand basin with a chrome single lever mixer tap and a low-level close couple WC with a push button flush.

FIRST FLOOR

Stairs & Lanfing - 12' 2" x 2' 6" (3.71m x 0.78m) The stairs rise from the entrance hall with a quarter turn to the Landing above having a dado rail and pale blue and white decor, white balustrade, a white ceiling with a central pendant light fitting and loft hatch with pull down ladder giving access to the loft space above (which is partly boarded out for storage) and grey fitted carpet. There are stripped pine doors opening into the two double bedrooms and. the family bathroom.

Bedroom 1 - 14' 2" x 10' 10" (4.33m x 3.31m) The First Bedroom has pale grey walls with feature pale blue wall, a white ceiling with a central light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, a back cast iron "Victorian" fireplace (ornamental use only) a wall to wall storage space, with hanging rails and open shelving behind a pretty curtain (allowing ample storage) and grey fitted carpet.

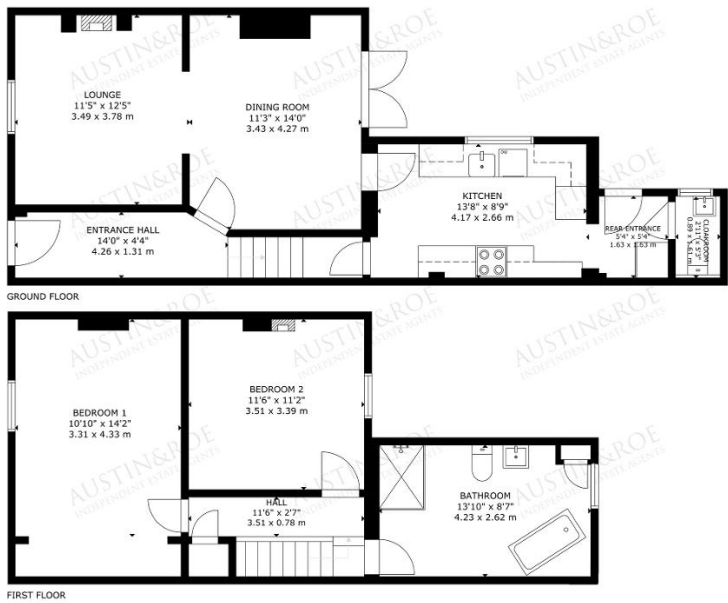
Bedroom 2 - 11' 6" x 11' 1" (3.51m x 3.39m) The Second Bedroom has white walls with feature pale green wall, a white ceiling with a central light fitting, a double glazed window to the rear aspect a wall mounted central heating radiator, a back cast iron "Victorian" fireplace (ornamental use only) and grey fitted carpet.

Bathroom - 13' 10" x 8' 7" (4.23m x 2.62m) The stylish bathroom has white decor with half height grey wooden panelling, a white ceiling with recessed spotlights, a double glazed window with obscured glass, a vertical central heating radiator and black and white harlequin design vinyl floor covering. The white bathroom suite comprises a claw-foot tub with chrome mixer tap having hair washing facility, a much larger than normal mains fed shower with both "raindrop" and standard shower heads and glass shower screen, a pedestal wash hand basin with chrome taps, a low-level WC with lever flush and a traditional radiator with chrome towel rail.

EXTERIOR

Outside Areas - The private rear courtyard area is paved with a step up to a block paved patio area with a raised flower bed, plenty of room for container gardening, some wall mounted garden lighting, alfresco dining and outdoor entertainment, a wooden shed and log store. At the bottom of the garden is a wooden gate giving access to a service alleyway to take rubbish bins to the front of the property for refuse collection.





GROSS INTERNAL AREA
TOTAL: 101 m²/1,077 sq.ft
GROUND FLOOR: 53 m²/566 sq.ft, FIRST FLOOR: 48 m²/511 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

