



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM TERRACED FOR SALE - £185,000

SYCAMORE ROAD, STONE, STAFFORDSHIRE, ST15 8NJ



## KEY FEATURES

- THREE BEDROOM MID TERRACED HOUSE • VIEWS OF THE TRENT AND MERSEY CANAL • SPACIOUS LIVING ROOM • ENCLOSED REAR GARDEN • GAS CENTRAL HEATING AND DOUBLE GLAZING • TOWN CENTRE LOCATION • GOOD COMMUTER LINKS



## DESCRIPTION

Austin & Roe are delighted to offer For Sale this Three Bedroom mid-terraced House with Canal views, within walking distance of the Town Centre and Station and great Commuter Links.

The property comprises an Entrance Hallway, Living Room, Kitchen and Guest Cloakroom/Shower on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and the Family Bathroom. The property Benefits from gas central heating and double glazing.

To the front of the Property is a small garden with tall hedging, a paved pathway leading to the Entrance and a border of mature shrubs. This would be the ideal spot to sit and watch the boats go by.

The Rear Garden is fully enclosed with grey painted timber fencing. There are various low maintenance raised areas constructed of railway sleepers, gravel and concrete, providing seating and storage opportunities. To the back is a useful metal shed. A garden gate opens to the rear parking area on Sycamore Road.

Council Band A

Mains Gas & Electric

Mains Water, Drains and Sewerage.

Solar Panels were fitted 2012, service last year and generate an income of £450 per annum which is paid quarterly.

Broadband FTTC

Mobile coverage

Low Risk of Flooding

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/14-sycamore-road>

## LOCATION

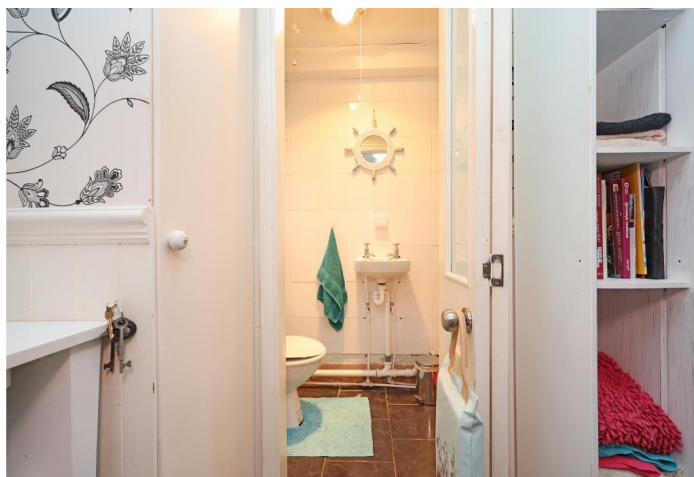
Leave Stone on Christchurch Way, follow the left hand lane and turn left on to Lichfield Road. Turn right on to Birch Road, right again on to Priory Road and immediately left on to Sycamore Road, the property is straight ahead. You will arrive at the rear of the property, take the footpath to the left to access the Front Entrance.

## GROUND FLOOR

**Entrance Hall - 6' 9" x 5' 1" (2.07m x 1.55m)** The Property is entered through a white uPVC door in to the Hallway, which has neutral decor, a white ceiling with a central light fitting, a double glazed obscured glass window to the front aspect and neutral fitted carpet. Doors open in to the Kitchen, Living Room, and the stairs rise to the floor above.

**Living Room - 20' 2" x 11' 3" (6.16m x 3.44m)** The spacious Living Room has neutral decor with one feature floral wall, a white texture ceiling with two pendant light fittings, a modern electric fire, dual aspect windows to both the front and the rear garden with wall mounted central heating radiators below and neutral fitted carpet. Power and TV connections.

**Kitchen - 20' 2" x 10' 0" (6.16m x 3.07m)** The fitted Kitchen has neutral decor with half height pine wall paneling and a white ceramic tiled area to house the oven, a wall mounted central heating radiator at each end of the kitchen, a white ceiling with central light fitting, a double glazed window to the front aspect and a grey ceramic tiled floor. There is a selection of white wall and base units with black granite effect countertops inset with a stainless steel one-and-a-half



bowl sink, drainer and chrome mixer tap, space and services for an oven, washing machine, fridge freezer and dishwasher. There is space for a tumble dryer. To the rear of the Kitchen is a space for storage and a double glazed uPVC door with glazed side panel that leads to the garden.

**Ground Floor WC/Shower - 6' 4" x 2' 10" (1.95m x 0.88m)** The Ground Floor WC/Shower Room has full height white ceramic wall tiling, a white ceiling with central light fitting, a double glazed obscured glass window to the rear aspect and grey tiled floor. The white sanitary ware consists of a wall mounted wash hand basin with chrome taps, and a close coupled WC with push button flush. There is the potential for this to be used as a ground floor shower room or a utility room.

## FIRST FLOOR

**Stairs and Landing - 9' 6" x 3' 2" (2.9m x 0.98m)** The Stairs rise from the Hallway, with neutral decor, a pine handrail, a white ceiling with a central light fitting and loft hatch giving access to the roof space above and neutral fitted carpet. Doors open in to the three bedrooms and family bathroom.

**Bedroom 1 - 14' 9" x 9' 11" (4.51m x 3.04m)** The First Bedroom has a mix of neutral wall covering with a feature black floral wall, a pale grey ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet.

**Bedroom 2 - 12' 5" x 10' 9" (3.8m x 3.3m)** The Second Bedroom has neutral decor, a white ceiling with central light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

**Bedroom 3 - 11' 4" x 6' 6" (3.47m x 2m)** The Third Bedroom has pale pink decor, a white ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and blue carpet tiles.

**Family Bathroom - 8' 11" x 5' 8" (2.72m x 1.73m)** The Family Bathroom has neutral decor with beige ceramic wall tiles, a white ceiling with two light fittings, two double glazed windows with obscured glass to the rear aspect, a wall mounted chrome heated towel rail/radiator and beige vinyl flooring. The white bathroom suite comprises a panel bath with an electric shower above, glass folding shower screen and chrome mixer taps, a white vanity unit providing storage and an inset sink and chrome taps and a concealed cistern WC with a push button flush.

## EXTERIOR

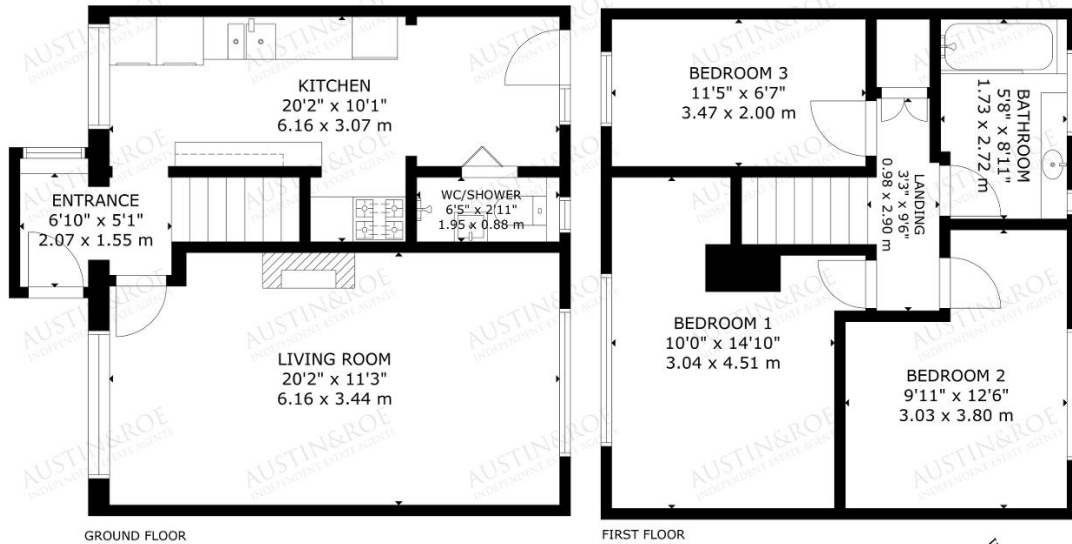
**Garden -** To the front of the Property is a small garden with tall hedging, a paved pathway leading to the Entrance and a border of mature shrubs.

The Rear Garden is fully enclosed with grey painted timber fencing. There are various low maintenance raised areas constructed of railway sleepers, gravel and concrete, providing seating and storage opportunities. To the back is a useful metal shed. A garden gate opens to the rear parking area on Sycamore Road.









GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA  
TOTAL: 85 m<sup>2</sup>/913 sq.ft.  
GROUND FLOOR: 43 m<sup>2</sup>/464 sq.ft. FIRST FLOOR: 42 m<sup>2</sup>/447 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		87   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		