



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM TERRACED FOR SALE - OFFERS IN EXCESS OF £240,000

MYATT AVENUE, STONE, STAFFORDSHIRE, ST15 0FP



KEY FEATURES

- THREE STOREY THREE BEDROOM TOWN HOUSE • PARKING TO THE FRONT • SPACIOUS LOUNGE • MODERN KITCHEN/DINER • STYLISH FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSED REAR GARDEN • CLOSE TO AMENITIES

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom, Three Storey Town House with Parking, close to local amenities and within walking distance of the Town Centre and Railway Station.

The property comprises Entrance Hall, Lounge, Inner Hall, Guest Cloakroom and Kitchen/Diner on the Ground Floor; on the First Floor is the Landing, Two Bedrooms and Family Bathroom; on the Second Floor is a small Landing with Storage Cupboard and Master Bedroom. The property benefits from gas central heating and double glazing.

To the front of the property is a "Tarmacadam" parking area with paved pathway and small shrubbery border under the lounge window, to the rear is a fully enclosed garden laid to lawn with a paved patio for alfresco dining and outdoor entertainment, surrounded by wooden fencing.

Council Tax Band C

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/20-myatt-avenue>

LOCATION

Take the A520 out of Stone at the Traffic island take the second exit onto the Eccleshall Road and take the right turn onto the Anwyl development.

GROUND FLOOR

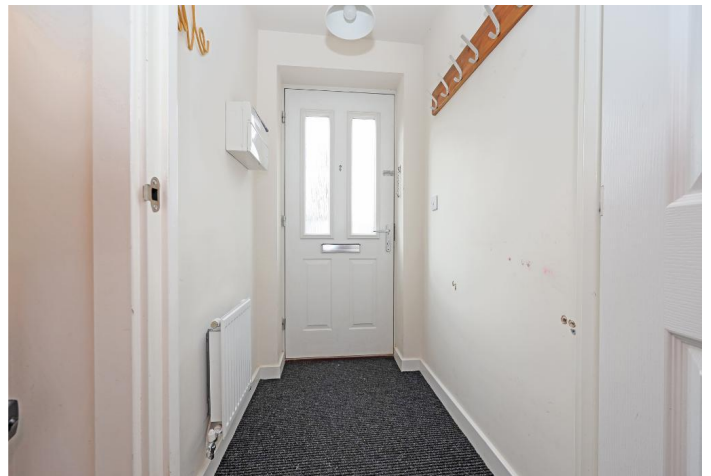
Entrance - 4' 5" x 3' 10" (1.36m x 1.19m) The property is entered via a white composite glazed door into a small but welcoming Entrance Hall having white decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator, wall mounted consumer unit, clothes hooks and dark grey fitted carpet. There is a door opening into the lounge.

Lounge - 14' 11" x 12' 0" (4.55m x 3.67m) The spacious Lounge has white decor with contemporary contrast wall, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, TV Point and wooden laminate flooring. There is a door into the inner hallway.

Inner Hall - 4' 8" x 3' 9" (1.43m x 1.17m) The Inner Hallway has white decor, a white ceiling with central light fitting, doors opening into the lounge, guest cloakroom, kitchen/diner, stairs rising to the floor above and a wooden laminate flooring.

Guest Cloakroom - 4' 6" x 3' 6" (1.38m x 1.09m) The Guest Cloakroom has white decor, a white ceiling with central light fitting and extractor fan, a wall mounted central heating radiator and wooden laminate flooring. The white sanitary ware comprises a pedestal wash hand basin with chrome single lever mixer tap and tiled splash back and a low-level close coupled WC with push button flush.

Kitchen/Diner - 12' 0" x 8' 11" (3.67m x 2.73m) The modern Kitchen/Diner has neutral decor with two contrast green walls, a white ceiling with central light fitting, a wall mounted central heating radiator, a double glazed window to the rear aspect and uPVC "French" doors opening onto the rear paved patio area and wooden laminate flooring. There is a selection of white wall and base units with grey granite effect countertops an up-stands inset with a stainless steel one-and-a-half bowl sinks, drainer and chrome single lever mixer taps, a stainless steel four burner gas hob with electric



cooker below, stainless steel splash back and extractor cooker hood above, spaces for a washing machine, dishwasher and fridge freezer. There is ample room for a table and four chairs.

FIRST FLOOR

Stairs & Landing - 10' 8" x 2' 9" (3.26m x 0.86m) The stairs rise with two quarter turns to the floor above, having pale grey decor, a white ceiling with central light fitting, a white balustrade, a wall mounted central heating radiator and grey fitted carpet. There are doors opening into the two bedrooms, family bathroom and stairs rising to the second floor.

Bedroom 2 - 12' 0" x 10' 6" (3.67m x 3.21m) The Second Bedroom has neutral decor, a white ceiling with light fitting, two double glazed windows to the front aspect, a wall mounted central heating radiator and grey fitted carpet.

Bedroom 3 - 12' 0" x 8' 10" (3.67m x 2.71m) The Third Bedroom has neutral decor, a white ceiling with light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and grey fitted carpet.

Family Bathroom - 7' 10" x 5' 9" (2.41m x 1.76m) The Family Bathroom has white decor with full height pale grey tiling in the bathing/showering area, a white ceiling with a central light fitting and extractor fan, a wall mounted chrome heated towel rail/radiator and wooden laminate flooring. The white bathroom suite comprises a panel bath with chrome single lever mixer tap, a mains fed shower above and glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap and tiled splash back and a low-level close coupled WC with push button flush.

SECOND FLOOR

Stairs & Landing - The stairs rise with a quarter turn to the landing above, having white decor, a white ceiling with central pendant light fitting, white balustrade, doors opening into the master bedroom and storage cupboard and grey fitted carpet.

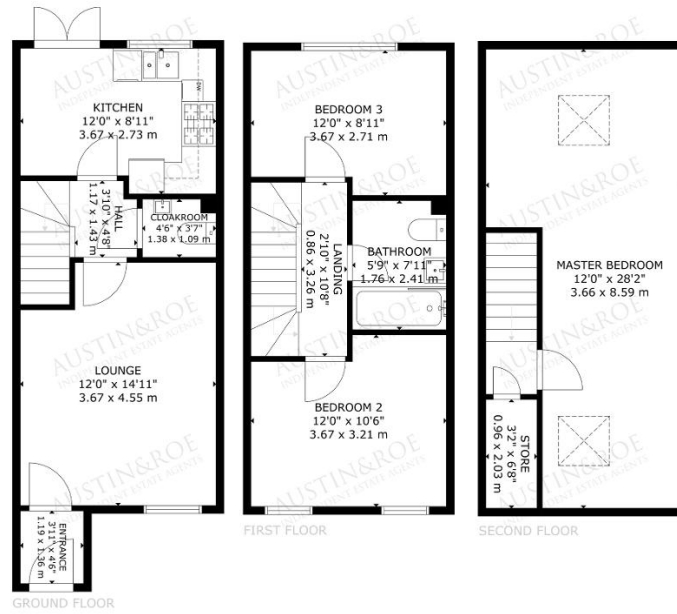
Master Bedroom - 28' 2" x 12' 0" (8.59m x 3.66m) The Master Bedroom has white decor with a feature wall, a white semi-vaulted ceiling fitted with dual aspect "Velux" roof windows and a loft hatch giving access to the roof space, a wall mounted central heating radiator, TV connection point and grey fitted carpets.

Storage - 6' 7" x 3' 1" (2.03m x 0.96m) The Cupboard at the top of the stairs offers valuable storage space for linen, suitcases, etc. has white decor a white ceiling and fitted carpet.

EXTERIOR

Outside Areas - At the front of the property is a Tarmacadam parking area with an adjacent paved path to the front entrance and extending across the front of the property and a small shrubbery border under the lounge window. To the rear of the property is a paved patio area for alfresco dining and outdoor entertainment, a garden laid to lawn, a storage shed and is completely surrounded by wooden fencing.





GROSS INTERNAL AREA
 TOTAL: 95 m²/1,032 sq ft
 GROUND FLOOR: 32 m²/337 sq ft FIRST FLOOR: 31 m²/337 sq ft
 SECOND FLOOR: 31 m²/338 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

