



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED HOUSE FOR SALE - £135,000

ALEXANDRA STREET, STONE, STAFFORDSHIRE, ST15 8HL



### KEY FEATURES

- TRADITIONAL TWO BEDROOM TERRACED HOUSE • LIVING ROOM & SEPARATE DINING ROOM • KITCHEN • OUTSIDE WC • 2 DOUBLE BEDROOMS • FAMILY BATHROOM • GAS CENTRAL HEATING • WALKING DISTANCE OF THE TOWN & STATION

STONE

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## DESCRIPTION

**LOOKING FOR A PROJECT** - Austin & Roe are please offer **FOR SALE** - This Two Bedroom Mid Terraced property within walking distance of the Town Centre and Railway Station. Work is required to bring this property to its former glory as is reflected in the price. However, this would make a lovely first time buyers property or a good investment for the buy to let market.

The property comprises a Living Room, Dining Room and Kitchen on the Ground Floor; on the First Floor Two Double Bedrooms and Family Bathroom. The property benefits from Gas Central Heating.

At the front of the property is on-road parking and to the rear is a small courtyard area and a good sized garden with communal access for rubbish removal.

Council Tax Band B

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

<https://my.360picture.uk/tour/55-alexandra-street>

## LOCATION

Take (A520) Radford Street out of Stone and just over the railway bridge at the traffic lights turn left onto Oulton Road, stay on Oulton Road, continue onto Field Terrace which becomes Victor Street, take second right onto Alexandra Street. Your destination is on the left.

## GROUND FLOOR

**Living Room** - 12' 0" x 11' 0" (3.68m x 3.37m) The property is accessed through a wood effect uPVC door with transom window above into a nicely proportioned Living Room, having central pendant light fitting, coved cornices, a single glazed window to the front aspect, wall mounted central heating radiator, a fireplace inset into the chimney breast, TV connection and power points. There is a door opening into the dining room and giving access to the stairs.

**Dining Room** - 12' 0" x 11' 1" (3.68m x 3.38m) The Dining Room has a central pendant light fitting, a single glazed window to the rear aspect, wall mounted central heating radiator, a fireplace inset into the chimney breast, power points and stairs rising to the floor above. There is a door opening into the kitchen and giving access to the rear garden.

**Kitchen** - 8' 0" x 5' 1" (2.45m x 1.56m) The Kitchen area has a central pendant light fitting, a single glazed window and door onto the side aspect with a wall mounted central heating radiator below, ample power sockets. The ceiling needs attention.

**WC** - 5' 7" x 2' 9" (1.72m x 0.85m) There is an outside WC next to the kitchen which is accessed from the courtyard.

## FIRST FLOOR

**Stairs & Landing** - The Stairs rise from the dining room to a small Landing above with a step up to bedrooms on each side. There is a wall light, and a loft hatch giving access to the roof space above.

**Bedroom 1** - 12' 1" x 11' 2" (3.69m x 3.41m) The First Bedroom has a central pendant light fitting, a wall mounted central heating radiator, a wall mounted "Worcester Bosch" central heating boiler, a fireplace



inset into the chimney breast, a single glazed window to the rear aspect, a built-in Wardrobe over the stairs and a door opening into the bathroom.

**Bathroom - 10' 11" x 5' 1" (3.33m x 1.56m)** The Bathroom has twin light fittings, dual aspect single glazed windows to the side and rear aspects, a wall mounted central heating radiator and white bathroom suite comprising a bath, pedestal wash hand basin and low-level WC.

**Bedroom 2 - 12' 0" x 11' 0" (3.68m x 3.37m)** The Second Bedroom has a central pendant light fitting, a single glazed window to the front aspect, a wall mounted central heating radiator and fireplace inset into the chimney breast.

EXTERIOR

**Courtyard - 10' 11" x 5' 7" (3.33m x 1.72m)** From the Kitchen is a door opening onto a small paved courtyard which gives access to the outdoor WC. This is screened from the rest of the garden with a wooden gate.

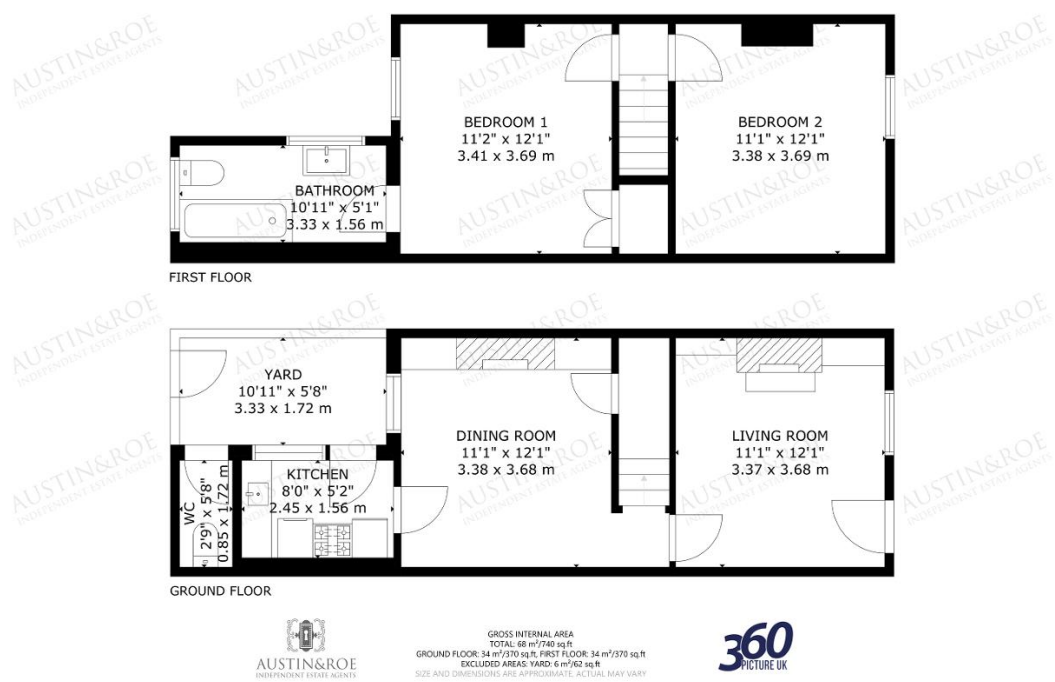
**Outside Areas -** The rear garden has a communal access path with wooden gates at each side allowing for refuse bins to be taken to the front of the property on collection day; beyond is a garden with a neglected slightly raised paved area which if re-instated would make a patio for alfresco dining and outdoor entertaining, a garden with paving to the side and at the rear border a garden shed.







FLOORPLANS



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

