



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TOWN HOUSE FOR SALE - OFFERS IN EXCESS OF £230,000

PRINCES STREET, STONE, STAFFORDSHIRE, ST15 8HZ



KEY FEATURES

• SOUTH FACING NEWLY LANDSCAPED GARDEN • WITH LARGE SUMMER HOUSE • LARGE TWO BEDROOM TOWN HOUSE • SPACIOUS LOUNGES • MODERN FITTED KITCHEN AND CONSERVATORY • BATHROOM WITH ROLL TOP BATH AND SHOWER • BOARDED OUT ROOF SPACE WITH CARPET • WALKING DISTANCE OF STONE & STATION

DESCRIPTION

Austin & Roe are delighted to offer For Sale this Large Two Bedroom Town House with on-street parking to the north side of Stone Town Centre, close to the station and local amenities.

The property comprises an Entrance Hall, Lounge, Breakfast Kitchen and Conservatory on the ground floor; on the first floor is the Landing, Two Double Bedrooms and Family Bathroom. The property has plenty of storage space in the boarded-out and carpeted roof space and benefits from gas central heating and double glazing.

At the front of the property is a mid-height composite grey fence with an open gateway. a fully brand new porcelain paved area and path which extends down the side of the property through the composite grey wooden gates to the rear of the property. In the rear garden is a brand new summerhouse, paved porcelain patio area for alfresco dining and outdoor entertaining, and brand new artificial grass surrounded by composite grey fencing.

The garden also Benefits from being South Facing

The Council Tax Band is A
Mains Electric
Mains Gas
Mains Sewerage
Broadband FTTC
Mobile Coverage

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-princes-street>

LOCATION

From Stone Town Centre proceed North to Radford Street, turning left over the bridge and immediately right onto Oulton Road, second left is Princes Street and find the property on the left-hand side.

GROUND FLOOR

Entrance Hall - The property is entered via a white uPVC glazed door into the Entrance Hall, with white decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and wood effect laminate flooring. There is a door that opens into the Living Room.

Living Room - 14' 0" x 13' 3" (4.28m x 4.06m) The spacious Living Room has pale cream walls, with red alcoved and an exposed brick chimney breast inset with a working fireplace, raised hearth topped with stone, a white ceiling with central light fitting, a double glazed window to the front aspect having a wall mounted central heating radiator below. TV connection point, an alcove with a second double glazed window to the side aspect and ornamental glass tiles inset into the wall and neutral fitted carpet. There is a door opening into the Kitchen.

Kitchen - 16' 8" x 8' 9" (5.1m x 2.69m) The modern Breakfast Kitchen has white decor with neutral ceramic tiled splash backs, a white ceiling with twin three-lamp racks of spotlights, a double glazed window to the rear aspect, 'French' doors opening into the conservatory, a breakfast bar with granite effect counter-top with a wall mounted central heating radiator below and off white porcelain floor tiles. There is a selection of beech effect full height, wall and base units with black granite effect counter-top, inset with a stainless



steel sink, drainer and chrome mixer tap, a stainless steel gas five-burner hob with oven below, space and plumbing for a washing machine and tumble dryer and space for a stand alone fridge-freezer.

Conservatory - 14' 6" x 12' 4" (4.43m x 3.76m) The impressive Conservatory has neutral walls with twin wall lights, a polycarbonate vaulted roof, a double glazed window fitted with white vertical blinds to the side aspect with a wall mounted central heating radiator below, a quarter-light window on the opposite wall, 'French' doors with double glazed windows to each side fitted with white vertical blinds opening onto the rear paved patio area and wooden flooring.

FIRST FLOOR

Stairs & Landing - 4' 5" x 2' 10" (1.35m x 0.88m) The Stairs rise with a quarter turn to the Landing above, with white decor, a white ceiling with pendant light fitting and loft hatch giving access to the roof space which has been plastered and carpeted, a double glazed window with obscured glass to the side aspect and brown fitted carpet.

Bedroom 1 - 13' 8" x 12' 3" (4.19m x 3.74m) The First Bedroom has pale grey decor with a contrast turquoise wall, a white ceiling with pendant light fitting, a double glazed window to the front aspect with wall mounted central heating below, TV connection and grey fitted carpet. There is a door opening into a Walk-in Wardrobe measuring 1.83m x 1.41m (6'-0" x 4'-8").

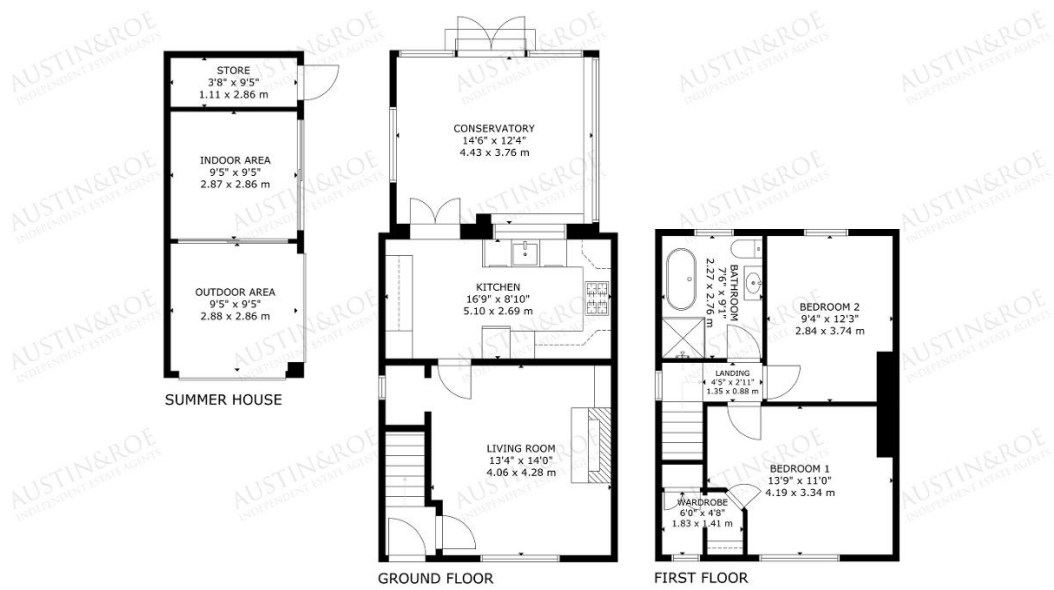
Bedroom 2 - 12' 3" x 9' 3" (3.74m x 2.84m) The Second Bedroom has white decor, one wall blue, a white ceiling with pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator, TV connection and a grey fitted carpet.

Family Bathroom - 9' 0" x 7' 5" (2.76m x 2.27m) The Family Bathroom benefits from full height neutral ceramic tiling, a white ceiling with flush light fitting, a double glazed window with obscured glass to the rear aspect, a wall mounted chrome heated towel rail/radiator and wood effect laminate flooring. The white bathroom suite comprises a white claw foot bath tub with chrome dual lever pillar mixer taps, a glass shower cubicle with mains fed shower with both raindrop and standard shower heads, a vanity unit inset with a wash hand basin having a single lever mixer tap and a matching wall mounted unit above and a hidden cistern low-level close coupled WC with push button flush.

EXTERIOR

Outside Areas - Outside areas front and back have been completely landscaped! with the added benefit of the rear garden being South facing. At the front of the property is composite grey fencing with an opening onto a brand new porcelain paved area to the front door and which extends through a grey composite wooden gate down the side of the property to the rear and continues across the back of the property and to the brand new fully secured purpose built summerhouse with electrics and lockable shutters and sliding uPVC patio doors. The summerhouse is comprised of both a secured indoor and outdoor area as well as a separate spacious storage/shed area. The garden is brand new artificial grass and the rear is surrounded by well maintained composite grey fencing. There is ample space under the summerhouse and on the paved areas for alfresco dining and outdoor entertaining.





GROSS INTERNAL AREA
 TOTAL: 92 m²/990 sq ft
 GROUND FLOOR: 55 m²/597 sq ft FIRST FLOOR: 37 m²/403 sq ft
 EXCLUDED AREA: SUMMER HOUSE: 17 m²/180 sq ft STORE: 3 m²/34 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		