



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - OFFERS IN REGION OF £230,000

MOUNT AVENUE, STONE, STAFFORDSHIRE, ST15 8HU



KEY FEATURES

- 3 BEDROOM SEMI DETACHED PROPERTY • GARAGE & DRIVEWAY • SPACIOUS LOUNGE • FORMAL DINING ROOM • FITTED KITCHEN • GROUND FLOOR BEDROOM & BATHROOM • 2 BEDROOMS FIRST FLOOR • GAS CENTRAL HEATING & DOUBLE GLAZING

STONE

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

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DESCRIPTION

Austin & Roe are pleased to offer for Sale this Three Bedroom Semi-Detached property with Garage and Driveway, close to local amenities and within walking distance of the market town of Stone and the railway station,

The property comprises Entrance, Hall, Living Room, Dining Room, Kitchen, Shower Room and the third Bedroom on the Ground Floor; on the First Floor is the Landing and Two further Bedrooms. The property benefits from gas central heating and double glazing

At the front of the property is a garden with a chipped stone bed having mature shrubs with a paved area in the centre providing a parking/turning space with a retaining wall at the front and rear, adjacent is a 'Tarmacadam' drive which extends to the detached garage and wooden gates allowing access to the rear garden.

The rear garden has a paved area for alfresco dining and outdoor entertaining surrounded by chipped stone borders and shrubs, a paved path runs adjacent to the garage with wooden storage shed behind and opposite there is a greenhouse.

The Council Tax Band is C.

Mains Electricity

Mains Gas

Mains Water

Mains Sewerage

Broadband FTC

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/16-mount-avenue>

LOCATION

From our office in Granville Square take Station Road continue to the railway crossing and take the second right onto Mount Avenue, you will find the property on the left.

GROUND FLOOR

Entrance - 3' 0" x 2' 9" (0.93m x 0.85m) The property is accessed from the white uPVC glazed side door into a small entrance with cream painted walls, a white ceiling and carpet. There is a wooden door with coloured light opening into the hall.

Hall - 10' 4" x 8' 4" (3.17m x 2.56m) The Hall has neutral decor, a white ceiling with two flush light fittings, a wall mounted central heating radiator and fitted carpet. There are doors opening into the living room, dining room, kitchen, two store cupboards, bedroom and bathroom.

Living Room - 17' 7" x 11' 1" (5.37m x 3.38m) The spacious Living Room has neutral decor with wall lights, a white ceiling with twin light fitting, double glazed patio doors opening into the conservatory, a wall mounted central heating radiator, a white stone fireplace inset with a coal effect electric fire, TV connection and a neutral fitted carpet.

Conservatory - 11' 2" x 4' 3" (3.42m x 1.32m) The lean-to conservatory has uPVC glass panels with a side door, a pitched polycarbonate roof and wooden flooring.

Dining Room - 11' 7" x 11' 1" (3.55m x 3.38m) The Dining Room has white decor with a contrast wall covering to one wall, a white ceiling with a pendant light fitting, a double glazed window to the front aspect, a



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wall mounted central heating radiator and fitted carpet. There are open stairs with a quarter turn rising to the floor above and having wooden balustrade.

Kitchen - 12' 0" x 10' 11" (3.66m x 3.35m) The fitted Kitchen has traditional vinyl wall covering with ceramic half tiling, a white ceiling with a central fluorescent strip light, dual aspect double glazed windows, a uPVC double glazed exterior door to the side aspect, a wall mounted central heating radiator and a wood effect vinyl floor covering. There is a selection of wooden full height, wall and base units with white doors and wooden countertops inset with a stainless steel one-and-a-half bowl sink, drainer and chrome swan-neck mixer tap, stand alone gas oven and spaces for a washing machine and fridge/freezer.

Bathroom - 7' 11" x 5' 11" (2.42m x 1.82m) The Family Bathroom benefits from neutral full height ceramic tiling, a white ceiling with a central flush fitting, a double glazed window with obscured glass to the side aspect, a wall mounted central heating radiator and wooden laminate flooring. The white sanitary ware comprises double ended bath with mains shower above and glass shower screen, a cream vanity unit with granite effect countertops inset with wash basin having a chrome single lever mixer tap and a hidden cistern WC with push button flush and a matching wall unit above.

Bedroom 3 - 10' 11" x 7' 10" (3.35m x 2.41m) The Third Bedroom has pale peach walls, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator and fitted carpet.

FIRST FLOOR

Stairs & Landing - 4' 8" x 2' 5" (1.43m x 0.74m) The Stairs rise from the dining room to the landing above with white decor, white ceiling with pendant light fitting, wooden balustrade and hand rail and neutral carpet. There are doors to each side into the two bedroom.

Bedroom 1 - 14' 0" x 10' 5" (4.28m x 3.2m) The First Bedroom has a white and pale blue wall covering, a white ceiling with pendant light fitting, a dormer window to the front aspect, a wall mounted central heating radiator, an eves storage cupboard and neutral fitted carpet.

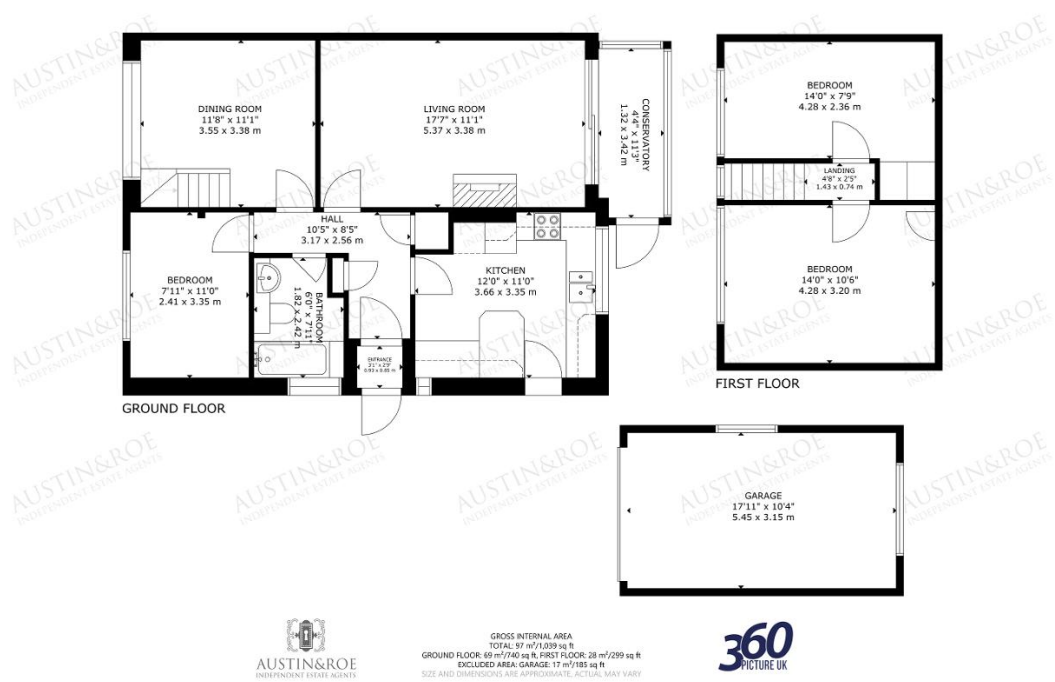
Bedroom 2 - 14' 0" x 7' 8" (4.28m x 2.36m) The Second Bedroom has peach and yellow decor, a white ceiling with a pendant light fitting, a dormer window to the front aspect, a wall mounted central heating radiator and an E7 electric heater, a fitted wardrobe and blue fitted carpet.

EXTERIOR

Garage - 17' 10" x 10' 4" (5.45m x 3.15m) The Garage has an up-and-over garage door and benefits from power and lighting.

Outside Areas - At the front of the property is a low-maintenance garden with chipped borders with mature shrubs and a central paved area for parking or turning point, adjacent is a "Tarmacadam" driveway extending to the garage and wooden gates allowing access to the rear. The fully enclosed rear garden has a paved area for alfresco dining and outdoor entertaining, borders of shrubs, a paved pathway to the side of the garage and wooden storage shed beyond and opposite is a green house.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

