



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - OFFERS IN EXCESS OF £250,000

NORTHLANDS, WOORE, STAFFS, CW3 9SH



KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • DRIVEWAY WITH PARKING FOR OVER 6 CARS • SPACIOUS LOUNGE • FORMAL DINING ROOM • MODERN FITTED KITCHEN WITH UTILITY • GUEST CLOAKROOM • FAMILY BATHROOM • CENTRAL HEATING & DOUBLE GLAZING

STONE

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DESCRIPTION

Austin & Roe are pleased to offer for Sale this immaculately presented Three Bedroom Semi-Detached House with off-road parking for numerous vehicles, close to local amenities and within easy reach of the M6,

The property comprises an Entrance and Hall, Lounge, Dining Room, Kitchen, Utility and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from central heating and double glazing.

At the front of the property is a gravel driveway allowing parking for six+ cars adjacent, a garden laid to lawn with a wide border at the otherside of the drive extends down the side of the property with wooden gates. To the rear is a garden with a paved patio area for alfresco dining and outdoor entertaining, gravel paths, a lawn area, wide borders up one side, a circular patio, a fenced chicken-run, oil tank, shed.

Council Tax Band B
Oil Fired Central Heating
Mains Electric
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/15-the-northlands>

LOCATION

Leave Stone on the A34 North, at the Barlaston Traffic Island take the first exit onto Bury Bank, continue through the many villages until you reach Woore, A51 (London Road) just before you reach The Northlands the house is on the right.

GROUND FLOOR

Entrance - 6' 1" x 3' 4" (1.87m x 1.02m) The property is entered via a composite glazed door with wooden storm canopy above into a welcoming Entrance having white decor, a white ceiling, a built-in wardrobe, door mat and is open to the hallway.

Hall - 11' 3" x 6' 1" (3.45m x 1.87m) The Hallway has a pale pastel decor with pale grey half height wood panelling, a white ceiling with pendant light fitting, a built-in kennel under the stairs, a wall mounted central heating radiator with modern radiator cover, a double glazed window to the front aspect and wooden laminate flooring. There are doors opening into the Lounge, Kitchen, storage cupboard and stairs rising to the floor above.

Lounge - 16' 2" x 12' 7" (4.94m x 3.85m) The spacious Lounge has neutral walls, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, double glazed 'French' doors onto the rear paved patio area, a brick built fireplace with wooden mantle and tiled hearth, fitted shelving in alcove, TV connection point and wooden laminate flooring.

Dining Room - 11' 4" x 10' 2" (3.47m x 3.12m) The Dining Room has white decor with three wall light fittings and three-quarter height pale grey wood panelling, a white ceiling, a double glazed window onto the rear paved area, a wall mounted central heating radiator, an exterior



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uPVC glazed door opening onto the side aspect and parquet effect vinyl flooring. There are doors opening into the guest cloakroom, the utility room and an opening into the kitchen.

Kitchen - 10' 11" x 9' 6" (3.34m x 2.92m) The attractive modern Kitchen has white decor with wall mounted extractor fan, a white ceiling with central 4-lamp light fitting, dual aspect double glazed windows, a modern vertical wall mounted central heating radiator and parquet effect vinyl flooring. There is a selection of pale grey full height, wall and base units with wooden counter tops and upstands inset with a white high gloss one-and-a-half-bowl sink, drainer and chrome mixer tap, a black glass induction hob with electric oven below and extractor cooker hood above, an integrated dish washer and fridge-freezer.

Utility - 7' 0" x 5' 6" (2.14m x 1.7m) The useful Utility Room has grey decor with wall lights, a white ceiling, a double glazed window to the rear aspect and parquet effect vinyl flooring. There is a base and double wall unit, a wooden countertop, space and plumbing for a washing machine and tumble dryer.

Guest Cloakroom - 5' 6" x 2' 8" (1.7m x 0.83m) The Guest Cloakroom has white decor with half height pale sage green wooden panelling and a wall light, a white ceiling and a double glazed window with obscured glass to the side aspect and parquet effect vinyl flooring. The white sanitary ware comprises a vanity unit inset with a wash hand basin with dual lever mixer taps and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 6' 11" x 3' 3" (2.13m x 1m) The Stairs rise from the Hallway to the landing above having pale pastel decor, half height wooden paneling, white balustrade, a white ceiling with a pendant light fitting and loft hatch giving access to the roof space. There are double glazed windows at the top and the bottom of the stairs to the front aspect and neutral fitted carpet. There are doors opening into the three bedrooms and family bathroom.

Bedroom 1 - 14' 3" x 9' 6" (4.35m x 2.92m) The First Bedroom has neutral decor with grey three-quarter panelling to one side fitted with wall lights, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with wall mounted central heating radiator below, a TV connection point and neutral fitted carpet.

Bedroom 2 - 10' 8" x 9' 6" (3.27m x 2.92m) The Second Bedroom has sage green walls with a white ceiling with pendant light fitting and coved cornice, a double glazed window to the side aspect, a wall mounted central heating radiator and neutral fitted carpet.

Bedroom 3 - 10' 9" x 6' 2" (3.29m x 1.88m) The Third Bedroom has pale grey walls, a white ceiling with pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet.

Family Bathroom - 6' 8" x 6' 2" (2.05m x 1.88m) The family bathroom has pale grey decor with ceramic pale grey full height tiling in the showering area and half height tiling behind the sanitary ware, a white ceiling with central flush light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator and wood effect vinyl flooring. The white bathroom suite comprises a panel bath with vibrant blue bath panel and electric shower above, a pedestal wash hand basin with chrome mixer taps and a low-level hidden cistern WC with push button flush having vibrant blue panelling.

EXTERIOR

Outside Areas - The property is set on a good size plot and is entered through double wooden gates, a long gravel driveway with turning point and parking for at least six vehicles, a wide border to oneside and a garden laid to lawn at the other. There are wooden gates giving access to the side of the property with wood storage and gravel path leading to the shed. At the rear of the property is a paved patio area, a garden laid to lawn, a second circular paved area all perfect for alfresco dining and outdoor entertain. There is also a chicken run, oil storage tank and storage area. The entire garden is surrounded by hedging.





ENERGY EFFICIENCY

