



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED HOUSE FOR SALE - £150,000

STATION ROAD, STONE, STAFFORDSHIRE, ST15 8ES



## KEY FEATURES

- TWO BEDROOM TERRACED PROPERTY • ON-ROAD PARKING ON ALMA STREET • SPACIOUS LOUNGE •
- FITTED KITCHEN WITH SPACE FOR DINING • CELLAR AND OUTBUILDING • FAMILY BATHROOM WITH
- SHOWER • GAS CENTRAL HEATING & DOUBLE GLAZING • WALKING DISTANCE OF TOWN CENTRE

STONE

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## DESCRIPTION

Austin. & Roe have pleasure in offering For Sale this Two Bedroom Terraced property with on-road parking just a short walk from the Station and close to the Town Centre.

The property comprises a Lounge and Kitchen on the Ground Floor; on the First Floor is the Landing, Two Bedrooms and the Family Bathroom with Shower. The property benefits from a Cellar with working sump pump, gas central heating and double glazing.

At the rear of the property is a courtyard and an enclosed garden.

The Council Tax Band is B.

Mains Electric

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/54-station-road>

## LOCATION

From our office cross Granville Square, take Station Road, continue to St. Dominics Private School and opposite you will find your destination on the corner of Station Road and Alma Street.

## GROUND FLOOR

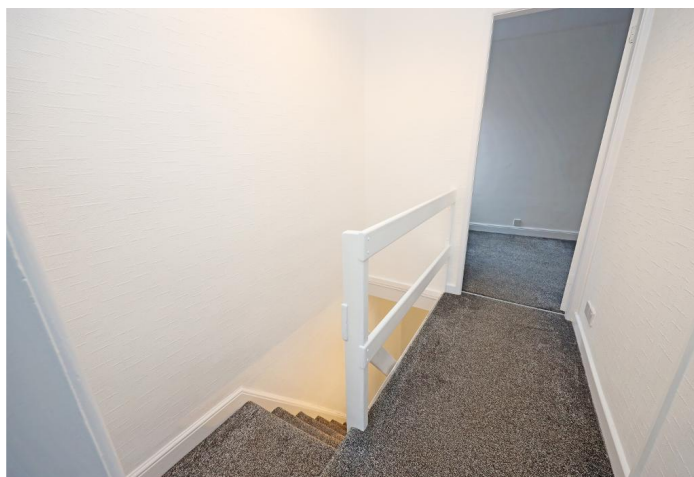
**Lounge - 14' 4" x 12' 1" (4.37m x 3.7m)** The property is accessed through a black composite door into a spacious Lounge with white decor, a white ceiling with central four-lamp spotlight fitting and two single spotlight fittings into chimney breast alcoves, dual aspect double glazed windows, a wall mounted central heating radiator, a wooden fire surround with grey backing and hearth, TV connection and neutral fitted carpet. There is a door opening into the kitchen.

**Kitchen - 11' 4" x 10' 11" (3.47m x 3.34m)** The modern fitted kitchen has white decor with pale grey half height ceramic tiling, a white ceiling with two four lamp racks of spotlights, a double glazed leaded window to the rear aspect, a wall mounted central heating radiator and wood effect flooring. There is a selection of white wall and base units with black granite effect counter top inset with a stainless steel sink, drainer and chrome swan-neck mixer tap, a four-burner stainless steel gas hob with matching cooker below and extractor cooker hood above, an integrated fridge-freezer and space and plumbing for a washing machine. There is an exterior door leading into the garden, a door opening onto the cellar head with steps down to the cellar and stairs rising to the landing above.

## FIRST FLOOR

**Stairs & Landing - 7' 4" x 3' 2" (2.25m x 0.97m)** The Stairs rise from the Kitchen with white decor, a white balustrade and white ceiling with a central pendant light fitting and loft hatch giving access to the roof space and a grey fitted carpet

**Bedroom 1 - 12' 10" x 12' 0" (3.92m x 3.66m)** The First Bedroom has white decor, a white ceiling with central pendant light fitting, dual aspect double glazed leaded windows, a wall mounted central heating radiator, two built-in double wardrobes and a pale grey fitted carpet.



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**Bedroom 2 - 12' 10" x 7' 6" (3.92m x 2.31m)** The Second Bedroom has white decor, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a built-in storage cupboard and pale grey fitted carpet.

**Family Bathroom - 7' 10" x 7' 4" (2.39m x 2.25m)** The stylish bathroom benefits from full height neutral ceramic tiling, a white ceiling with central pendant light fitting and extractor fan, a double glazed leaded window and grey vinyl flooring. The white bathroom suite comprises a panel bath with chrome mixer tap with hair wash facility, a corner shower cubicle with glass shower screen and mains fed shower, a pedestal wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with a push button flush and a chrome wall mounted heated towel rail/radiator.

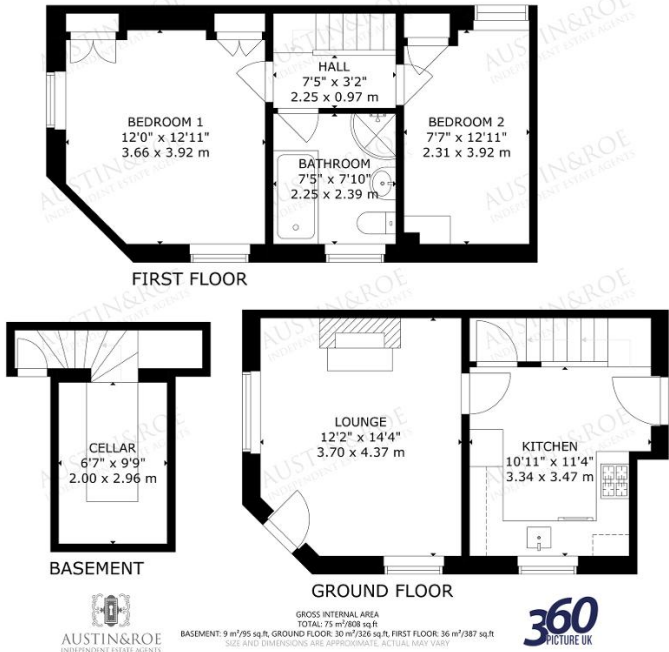
BASEMENT

**Cellar - 9' 8" x 6' 6" (2.96m x 2m)** From the Kitchen there is a door leading onto the cellar head and steps down with a quarter turn into the cellar, the walls are white-washed brick and there is strip light on the ceiling, electrics and a working sump pump.

EXTERIOR

**Outside Areas -** The rear external door opens onto a shared passageway leading onto the street in one direction (allowing for residents to take their refuse bins to the street) and to the garden in the other direction. There is a uPVC door on the opposite side of the passageway which is a secure outhouse with window for storage. The garden area is situated at the rear of the property down the passage way, turn right and then left and it can be found on the right at the end. The area is laid to gravel with a decked area.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

