



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED HOUSE FOR SALE - OFFERS IN REGION OF £185,000

HIGHVIEW ROAD, FULFORD, STONE, STAFFORDSHIRE, ST11 9QQ



KEY FEATURES

- TWO BEDROOM TERRACED COTTAGE • CHARMING VILLAGE LOCATION • CONSERVATORY • GARDEN TO THE REAR • WALKING DISTANCE TO PRIMARY SCHOOL • GOOD COMMUTER LINKS • SHORT DRIVE INTO STONE TOWN CENTRE • TWO CAR PARKING SPACES

DESCRIPTION

Austin & Roe are delighted to offer For Sale this Two Bedroom Terraced Cottage in the charming village of Fulford, close to local amenities and walking distance to Fulford primary school.

The property comprises an Entrance Porch, Living Room, Kitchen, Conservatory on the ground floor; on the first floor are two Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a pretty lawned garden with mature conifer hedging and a paved path leading to the entrance porch. To the rear is an enclosed garden, with paved patio for alfresco dining and entertaining, and a low maintenance slate chippings area complete with garden shed and low timber fence and gate leading to access the car parking spaces with views to the Village Hall.

Council Tax Band B
Mains Gas & Electric
Mains Water
Mains Sewerage & Drains
Broadband FTTC
Mobile coverage

You can view the Virtual Tour of this beautiful property on our website, Rightmove or the internet by typing the following link into your browser:

<https://my.360picture.uk/tour/4-highview-road-fulford>

LOCATION

The property is in a semi rural are in a charming village location, with local amenities, public house, church. etc. and is just a twenty minutes drive to the M6 junction 15.

From our Stone Office, leave Stone on Radford Street A520, leading to Stone Road. Continue for around 1 mile, turning right on to Fulford Road, continue for around 2.8 miles, at the cross roads go straight ahead, Highview Road is the fourth turning on the left. The property is on your right.

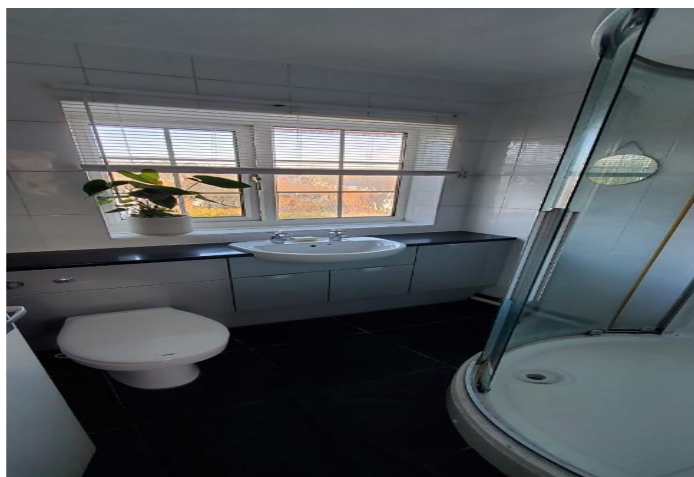
GROUND FLOOR

Entrance Porch - 5' 6" x 2' 11" (1.69m x 0.89m) The Entrance Porch is of brick construction, with a double glazed uPVC door and window to the side, it has a white ceiling with central light fitting, exposed brickwork walls, entrance matting flooring and a storage space with wall mounted coat hooks. A uPVC door leads in to the Living Room.

Living Room - 14' 1" x 11' 6" (4.3m x 3.51m) The cosy Living Room has pale grey floral décor, a white textured ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and grey fitted carpet.

An open staircase leads to the first floor, and a door opens in to the Kitchen.

Kitchen - 14' 1" x 7' 4" (4.3m x 2.25m) The Kitchen has neutral décor, a white textured ceiling with two spot light fittings, a double glazed window and door to the Conservatory and grey ceramic tiled flooring. There is a selection of white gloss wall and base with black granite effect countertop inset with a stainless steel sink, drainer and swan-neck double lever mixer tap, space for a free standing double oven (included), space for a washing machine and fridge and freezer. A door leads in to the Conservatory.



Conservatory - 11' 1" x 11' 8" (3.39m x 3.56m) The Conservatory is of uPVC construction, on a dwarf wall with double glazed panels above. There are double doors opening in to the garden.

FIRST FLOOR

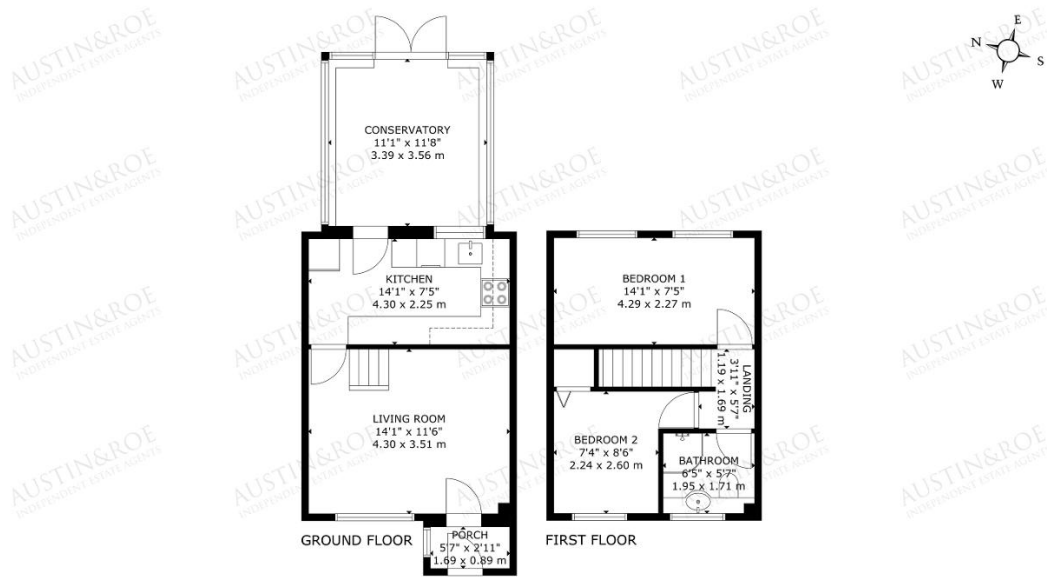
Stairs and Landing - 3' 10" x 5' 6" (1.19m x 1.69m) The Stairs rise from the Living Room, with white balustrade and handrail, and grey fitted carpet. The Landing has white décor, a white ceiling with central pendant light fitting, a ceiling hatch giving access in to the roof space above, grey fitted carpet and doors opening in to the two bedrooms and family bathroom.

Bedroom 1 - 14' 0" x 7' 5" (4.29m x 2.27m) Bedroom 1 has neutral décor, a white ceiling with central pendant light fitting, two double glazed windows to the rear aspect with a wall mounted central heating radiator below and beige fitted carpet.

Bedroom 2 - 7' 4" x 8' 6" (2.24m x 2.6m) Bedroom 2 has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a fitted storage cupboard with pine doors and beige fitted carpet.

Bathroom - 6' 4" x 5' 7" (1.95m x 1.71m) The Bathroom benefits from full height white ceramic wall tiling, a white ceiling with central light fitting, a double glazed window with obscured glass to the front aspect and grey ceramic floor tiling. The White bathroom suite comprises a curved corner shower cubicle with glass screen and chrome fittings, a vanity unit housing a wash hand basin with chrome taps, and a concealed cistern WC with push button flush.





GROSS INTERNAL AREA
 TOTAL: 50 m²/542 sq ft
 GROUND FLOOR: 25 m²/271 sq ft, FIRST FLOOR: 25 m²/271 sq ft
 EXCLUDED AREAS: PORCH: 2 m²/16 sq ft, CONSERVATORY: 12 m²/130 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		