



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED COTTAGE FOR SALE - £200,000

QUEENS SQUARE, STONE, STAFFORDSHIRE, ST15 8JA



KEY FEATURES

- IMMACULATELY PRESENTED 2 BED MID TERRACE • SPACIOUS LOUNGE • MODERN KITCHEN/DINER • TWO DOUBLE BEDROOMS • MODERN BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSED REAR GARDEN • WALKING DISTANCE OF STONE & STATION

STONE

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

T: 01785 338 570
E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk
W: www.austinandroe.co.uk

DESCRIPTION

Austin & Roe are delighted to offer For Sale this immaculately presented Two Bedroom Mid Terraced Property with walking distance of the Town, Station and local amenities.

The property comprises an Entrance Hall, Lounge, Kitchen/Diner on the Ground Floor: on the First Floor is the Landing, First Double Bedroom with walk-in wardrobe, Second Double Bedroom and Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a wrought iron fence with gates, steps to the front entrance and a paved area. At the rear is a fully enclosed garden with a paved patio area for alfresco dining and outdoor entertainment, a gazebo, a lawn with dwarf retaining walls for slightly raised borders of mature plants and shrubs, a second raised paved area with shed.

Council Band A
Mains Electric
Mains Gas
Main Water
Mains Drains & Sewers
Broadband FTTC
Mobile Coverage
Parking on the Street

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/12-queens-square>

LOCATION

From our office take Radford Street out of Stone at the railway bridge turn left and second right onto Old Road continue turning right into Princes Street and left into Queens Square.

GROUND FLOOR

Entrance - The property is entered via a white uPVC glazed door with transom window above into a small but welcoming Entrance Hall having pale grey decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and wooden flooring. There is a door into the lounge and stairs rising to the floor above.

Lounge - 15' 0" x 13' 4" (4.59m x 4.08m) The spacious Lounge has white decor with a contrast neutral chimney breast wall, a white ceiling with coved cornice and a central light fitting, a double glazed window to the front aspect with leaded glass, a wall mounted central heating radiator, a fireplace with wooden mantle shelf, brick interior inset with wood burning stove mounted on black tiles, a TV connection point and wooden flooring. There is a door opening into the understair cupboard with space and plug socket for fridge-freezer, and a second door opening into the kitchen/diner.

Kitchen/Diner - 16' 10" x 9' 1" (5.14m x 2.77m) The lovely open-plan Kitchen/Diner has white decor with neutrally tiled splash back, a white ceiling with recessed lights in the food preparation area and a low pendant fitting in the eating area, a double glazed window, exterior glazed door and 'French' door to the rear aspect, a wall mounted central heating radiator and dark grey stone flooring. There is a selection of white wall and base units with a grey granite effect countertop inset with a black composite single sink, drainer and chrome swan necked mixer tap, a stand alone six-burner gas range



with double ovens and a space and plumbing for washing machine.

FIRST FLOOR

Stairs & Landing - 4' 5" x 2' 7" (1.36m x 0.8m) The Stairs rise with a quarter turn at the top to the Landing above with pale grey decor, a white ceiling with central light fitting and loft hatch giving access to the roof space, fitted cupboards, a wall mounted central heating radiator, a carpet runner and wooden flooring. There are doors opening into the two double bedrooms and family bathroom.

Bedroom 1 - 13' 6" x 11' 10" (4.14m x 3.63m) The First Bedroom has white decor with a dark grey contrast wall, a white ceiling with central light fitting, a double glazed window with leaded glass to the front aspect, two wall mounted central heating radiators and pale grey fitted carpet.

There is a door opening into a Walk-in-Wardrobe
1.43m x 1.99m (4'-8" x 6'-6") which has rails and fitted draws giving ample room for storage.

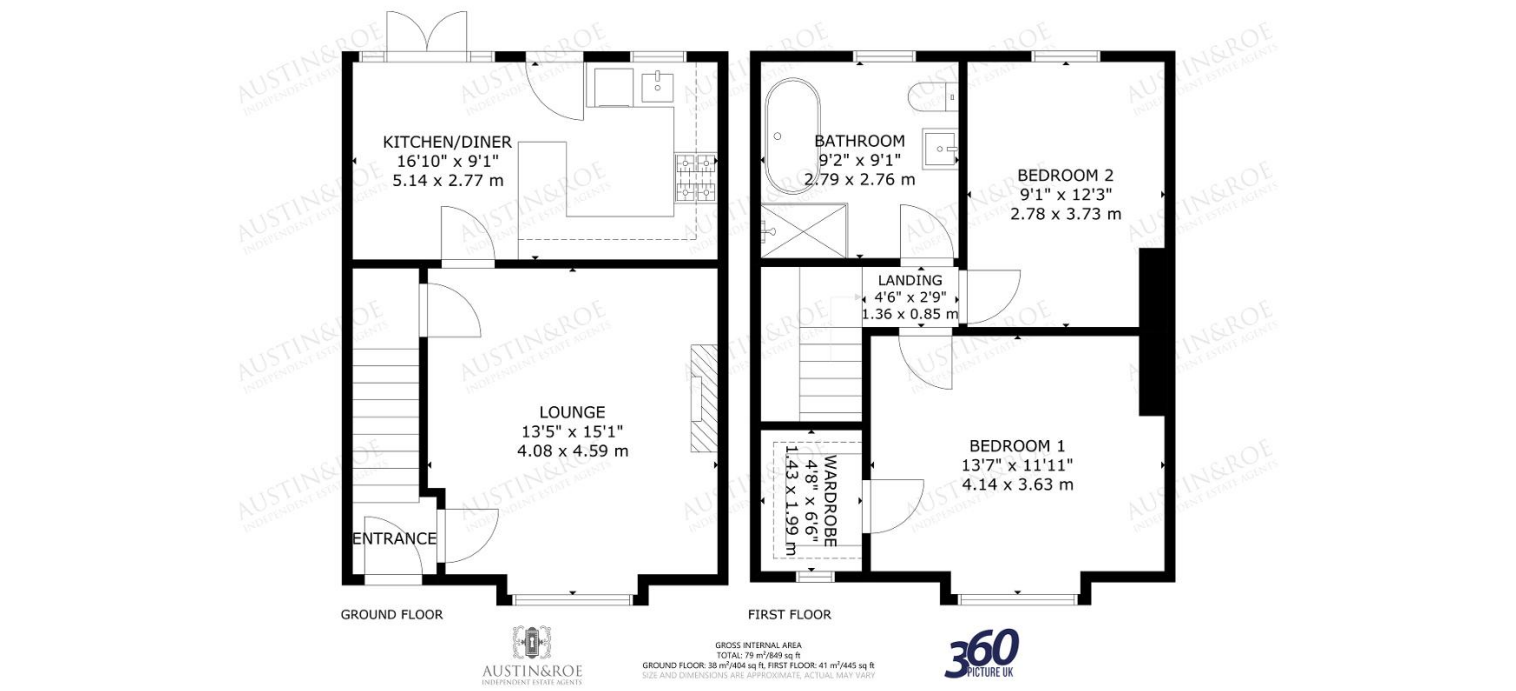
Bedroom 2 - 12' 2" x 9' 1" (3.73m x 2.78m) The Second Bedroom has two tone pale green and white walls with a contrast window wall with a contemporary design wall covering, a white ceiling with central light fitting, a wall mounted central heating radiator and wooden flooring.

Family Bathroom - 9' 1" x 9' 0" (2.79m x 2.76m) The Family Bathroom has half height wooden paneling with plaster walls all painted pale green, a white ceiling with recessed spotlights and extractor fan, a double glazed window with leaded windows to the rear aspect, a wall mounted chrome heated towel rail/radiator and porcelain floor tiles. The white bathroom suite comprises a double ended roll top bath tub with chrome mixer taps having hair wash facility, a modern glass shower cubicle with ceramic tiled walls and a power shower, a pedestal wash hand basin and a low-level WC.

EXTERIOR

Outside Areas - At the front of the property there is a dwarf wall topped with wrought iron railings and gate, steps rise to the front entrance and there is a paved area for container gardening. To the rear is a fully enclosed garden laid to lawn with slightly raised shrubbery borders, a path to a raised area with a storage shed and closes to the house is a good sized patio area for alfresco dining and outdoor entertaining. There is a covered alleyway running down the side of the property for removal of refuse.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

