



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £335,000

MOUNT AVENUE, STONE, STAFFORDSHIRE, ST15 8LR



## KEY FEATURES

• THREE BEDROOM SEMI DETACHED HOUSE • BEAUTIFULLY PRESENTED • EXTENDED WITH OPEN PLAN FAMILY SPACE • OFF ROAD PARKING FOR FOUR CARS • FULLY ENCLOSED WRAP-AROUND GARDEN • CLOSE TO LOCAL SCHOOLS & TRAIN STATION • WALKING DISTANCE TO TOWN CENTRE

## DESCRIPTION

Austin & Roe are delighted to offer For Sale this beautifully presented and extended Three Bedroom Semi-Detached Property on Mount Avenue, within walking distance of the Town Centre and Station, close to Local Schools and with excellent Commuter Links.

The Property comprises an Entrance Hall, Living Room, Sitting Room, Kitchen, Dining / Family Room and Laundry / WC on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom.

At the front of the Property is a large Tarmacadam driveway, providing ample off road parking for multiple vehicles, with a raised flower bed, well maintained timber fencing and laurel hedging providing privacy.

To the rear and side of the Property is a recently landscaped, fully enclosed garden, with a large paved patio for alfresco dining and entertaining, timber raised flower beds with stepped access on to a gravelled bed, a lawned area and a large garden shed.

Council Band C  
Mains Gas & Electric  
Mains Water, Drains & Sewerage  
Broadband FTTC  
Mobile Coverage  
Low Risk of Flooding

Viewing is highly recommended

You can view the virtual tour of this lovely property on our website, Rightmove, On The Market or the internet by typing the following link into your browser bar:

<https://my.360picture.uk/tour/1-mount-avenue>

## LOCATION

From our Stone Office head North on Radford Street A520, turn left on to Northesk Street, turn right on to Station Road, continue over the railway crossing on to Mount Crescent and turn right on to Mount Avenue. The property is on your left.

## GROUND FLOOR

**Entrance Hallway - 7' 5" x 6' 1" (2.28m x 1.86m)** The Property is entered through a blue composite door with glazed side panel, in to the bright and welcoming Hallway, which has pale grey décor, a white ceiling with a vaulted section providing two opening Velux roof windows and recessed ceiling light, herringbone patterned timber flooring and oak doors opening in to the Sitting Room and Living Room.

**Living Room - 17' 11" x 11' 8" (5.47m x 3.56m)** The Living Room has neutral décor, a white ceiling with central light fitting, a double glazed window to the front aspect, two traditional style column central heating radiators, a recessed chimney breast with a log burning stove and oak beam above and neutral fitted carpet. A set of double glazed doors leads to the Dining Area, and a further door leads to the Kitchen.

**Sitting Room - 11' 0" x 10' 0" (3.36m x 3.06m)** The Sitting Room has neutral décor, a white ceiling with central light fitting, a double glazed window to the front aspect with fitted blind and a traditional style column central heating radiator below and neutral fitted carpet.

**Kitchen - 16' 0" x 15' 2" (4.88m x 4.64m)** The stylish Kitchen has



## STONE

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neutral décor, a white ceiling with recessed ceiling lighting, a vaulted ceiling section with two opening Velux roof windows, two vertical wall mounted traditional styled column radiators and pale stone effect flooring. There are a range of mid grey wall and base units, with wooden worktops and upstand, a white ceramic bowl and a half sink with chrome mixer tap, an electric induction hob with extractor fan above and integrated oven below, integrated dishwasher and fridge freezer.

**Dining Area / Family Room - 14' 7" x 10' 2" (4.46m x 3.12m)** The Dining Area / Family Room is open plan to the Kitchen providing a great view of the Garden. It has neutral décor, a white vaulted ceiling with one opening Velux roof window and recessed ceiling lights, a dwarf wall with double glazed uPVC sections above with a double door opening on to the patio area, a traditional styled wall mounted column radiator and pale stone effect flooring.

**Laundry / WC - 8' 8" x 3' 2" (2.65m x 0.97m)** The Laundry / WC has neutral décor, a white vaulted ceiling with recessed ceiling light, an obscured glass window to the rear aspect, a chrome wall mounted heated towel rail and stone effect flooring. A mid grey base unit with a wooden worktop and space below for a washing machine provides a laundry area, the white sanitaryware comprises a compact wall mounted wash hand basin with chrome mixer tap, and a closed coupled WC with push button flush.

FIRST FLOOR

**Stairs and Landing - 9' 2" x 5' 4" (2.81m x 1.65m)** The Stairs rise from the Entrance Hallway to the landing with pale grey décor, a wall mounted wooden handrail and neutral fitted carpet. The Landing has pale grey décor, a white ceiling with central light fitting, a double glazed window to the rear aspect with a traditional styled column radiator below and neutral fitted carpet. Oak doors lead in to the Three Bedrooms, Storage Cupboard and Family Bathroom.

**Bedroom 1 - 11' 0" x 12' 5" (3.36m x 3.81m)** Bedroom 1 has neutral décor with one dark blue feature wall, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a traditional styled wall mounted central heating radiator below and neutral fitted carpet. There are two traditional panelled doors leading to storage cupboards.

**Bedroom 2 - 11' 7" x 7' 9" (3.54m x 2.38m)** Bedroom 2 has neutral décor with one blue feature wall, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a traditional styled wall mounted central heating radiator below and neutral fitted carpet. A traditional panelled door leads to a storage cupboard.

**Bedroom 3 - 8' 6" x 9' 10" (2.61m x 3.02m)** Bedroom 3 has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a traditional styled wall mounted central heating radiator below and neutral fitted carpet.

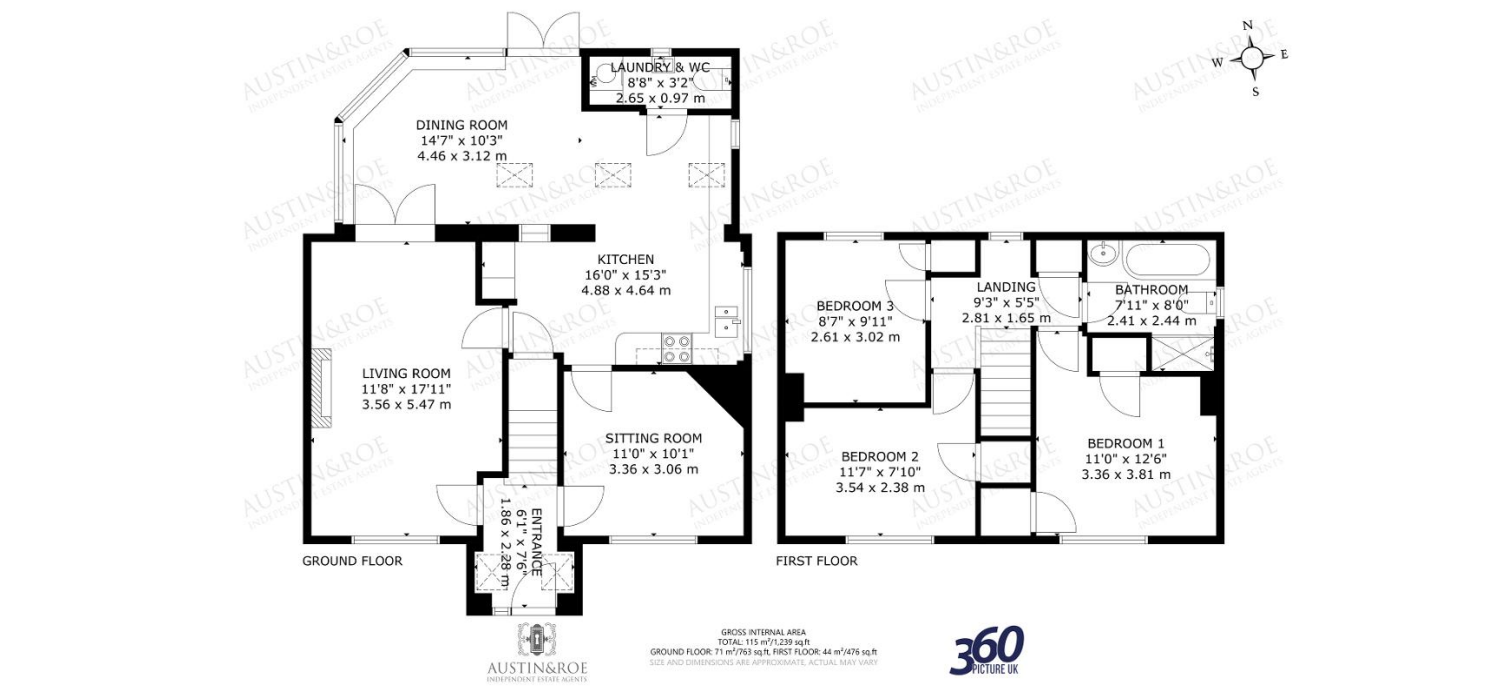
**Family Bathroom - 7' 10" x 8' 0" (2.41m x 2.44m)** The contemporary Family Bathroom benefits from half height stone effect porcelain wall tiling, full height in the showering area, white décor, a white ceiling with recessed ceiling lighting, an obscured glass double glazed window to the rear aspect, a chrome wall mounted heated towel rail and pale wood effect vinyl flooring. The white sanitaryware consists of a panel bath with traditional style chrome taps, a pedestal wash hand basin with traditional style chrome taps and vanity unit below, a glazed shower enclosure with chrome fittings and large rainfall shower head, and a close coupled WC with push button flush.

EXTERIOR

**Outside Spaces -** At the front of the Property is a large Tarmacadam driveway, providing ample off road parking for multiple vehicles, with a raised flower bed, well maintained timber fencing and laurel hedging providing privacy. To the rear and side of the Property is a recently landscaped, fully enclosed garden, with a large paved patio for alfresco dining and entertaining, timber raised flower beds with stepped access on to a gravelled bed, a lawned area and a large garden shed.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		