



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM SEMI-DETACHED FOR SALE - £325,000

NEWCASTLE ROAD, STONE, STAFFORDSHIRE, ST15 8LB



KEY FEATURES

- TWO BEDROOM SEMI DETACHED COTTAGE • BEAUTIFULLY PRESENTED • MODERN KITCHEN & BATHROOM •
- MANY ORIGINAL FEATURES • GAS CENTRAL HEATING AND DOUBLE GLAZING • FULLY ENCLOSED REAR GARDEN • SUMMER HOUSE • CLOSE TO TOWN CENTRE AND RAILWAY STATION

STONE

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DESCRIPTION

Austin & Roe are delighted to offer For Sale this characterful Semi Detached Cottage in a popular location within walking distance of the Town Centre, close to the railway station and a number of reputable schools.

The Property Comprises an Entrance Porch, Living Room, Dining Room, Kitchen, Utility and Shower Room on the Ground Floor; on the First Floor is the Landing, two Bedrooms and Family Bathroom.

To the front of the Property is a privet hedge with iron gate, leading to a small enclosed front garden with a paved path to the entrance door and gravel borders.

To the rear of the Property is a beautifully presented enclosed garden, with block paved paths and seating areas for alfresco dining and entertaining, a lawned area with gravel path leading to The Summerhouse and garden shed. The garden is enclosed by mature hedging and original brick built walls providing privacy and seclusion.

Council Tax Band B
Mains Gas & Electric,
Mains Water, Drains and Sewerage.
Broadband FTTC
Mobile coverage.
Low Risk of Flooding

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/66-newcastle-road>

LOCATION

From Granville Square follow Station Road, turn left on to Margaret Street, and Right on to Newcastle Road. Proceed under the railway bridge, the property is on your right.

GROUND FLOOR

Entrance Porch - 6' 3" x 3' 7" (1.91m x 1.11m) Through a grey composite door in to the Entrance Porch, which has a double glazed window to the front aspect with fitted blinds, neutral decor, a white ceiling with recessed spot lights, an electric wall mounted radiator and a stone tiled floor. A door leads in to the Dining Room.

Dining Room - 14' 4" x 11' 7" (4.37m x 3.54m) From the Entrance Porch in to the Dining Room, which has pale beige decor, a white ceiling with a central pendant light fitting, a chimney breast with oak beam, brick recess and hearth, a double glazed sash window to the front aspect with a wall mounted central heating radiator below and grey fitted carpet. The Staircase leading to the floor above is located here and doors lead to the Living Room and Hallway.

Living Room - 14' 4" x 9' 9" (4.37m x 2.99m) The cosy Living Room has pale green walls, a white ceiling with central light fitting, a double glazed sash window to the front aspect with a wall mounted central heating radiator below, a double glazed patio door leading to the garden, an exposed brick chimney breast with wood burning stove and quarry tile hearth and grey fitted carpet.

Kitchen - 14' 7" x 10' 0" (4.46m x 3.07m) The Beautiful modern Kitchen has neutral decor and vaulted ceiling, which has two opening Velux roof windows and recessed spot lights. There are two double glazed windows with aspect to the rear garden and a grey ceramic tiled floor. The Kitchen has a selection of pale grey wall and base units and



quartz countertops with upstand, inset with a stainless steel sink having a chrome swan neck mixer tap, an integrated double oven with induction hob and extractor fan above, an integrated dish washer and integrated tall fridge freezer.

Utility - 6' 1" x 5' 4" (1.86m x 1.64m) The Utility has neutral decor, a white ceiling with recessed spot lights and a ceramic tiled floor. There are pale grey base units with inset stainless steel sink and swan neck mixer tap, space and plumbing for a washing machine and tall fridge freezer, and useful above countertop open shelving.

Ground Floor Shower Room - 7' 5" x 6' 1" (2.28m x 1.86m) The Shower room has pale grey decor, a white ceiling with recessed spot lights, a chrome wall mounted heated towel rail and a grey ceramic tiled floor. The sanitaryware consists of a walk in shower with glass screen and white wall paneling, a wall mounted compact vanity unit with inset sink and chrome mixer tap, and a close coupled wc with push button flush.

Hallway - 13' 11" x 3' 5" (4.26m x 1.06m) The Hallway has pale beige decor, a white ceiling with recessed spot lights, a double glazed obscured glass window to the side aspect, a pale grey ceramic tiled floors and doors leading to the Utility, Shower Room, Kitchen and a double glazed external door leading to the garden.

FIRST FLOOR

Stairs and Landing - The Stairs lead from the Dining Room with a quarter turn up to the first floor landing, which has neutral decor, a white ceiling with central pendant light fitting, a white handrail and grey fitted carpet. Original stripped pine doors lead in to the Family Bathroom and two Bedrooms.

Bedroom 1 - 14' 2" x 9' 10" (4.33m x 3.01m) Bedroom 1 has pale green decor, a white ceiling with a central pendant light fitting, two dual aspect double glazed windows to the front and rear garden, a wall mounted central heating radiator and original stripped wooden floor boards.

Bedroom 2 - 11' 5" x 11' 1" (3.49m x 3.39m) Bedroom 2 has beige decor with one painted wood paneled wall, with integrated over stairs storage cupboard, a white ceiling with a central pendant light fitting and ceiling hatch to the roof space above, a double glazed window to the front aspect, a wall mounted central heating radiator and grey fitted carpet.

Family Bathroom - 10' 0" x 8' 9" (3.07m x 2.67m) The modern Family Bathroom has pale blue decor, with a white vaulted ceiling with recessed spot lights and a ceiling hatch to the roof space above, an obscured glass double glazed window to the rear aspect, a wall mounted heated towel rail and stone effect ceramic tiled floor.

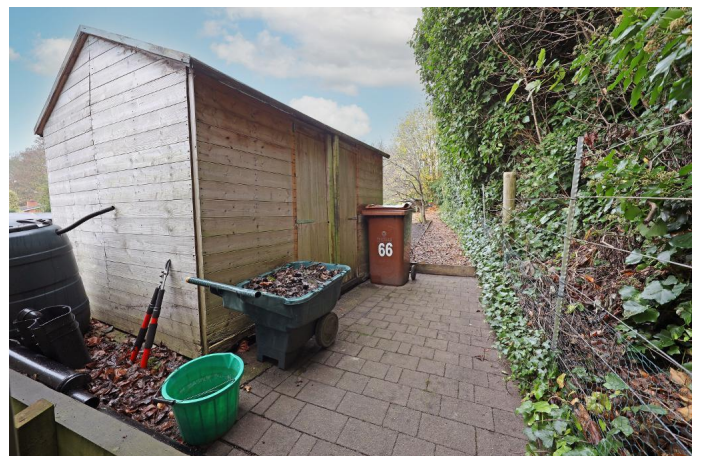
The white suite comprises a curved panel bath with central chrome mixer tap and shower attachment, an enclosed shower with glass screen, rainfall shower head white wall paneling, a wall mounted vanity unit with inset wash hand basin and chrome mixer tap and a low-level WC with push button flush.

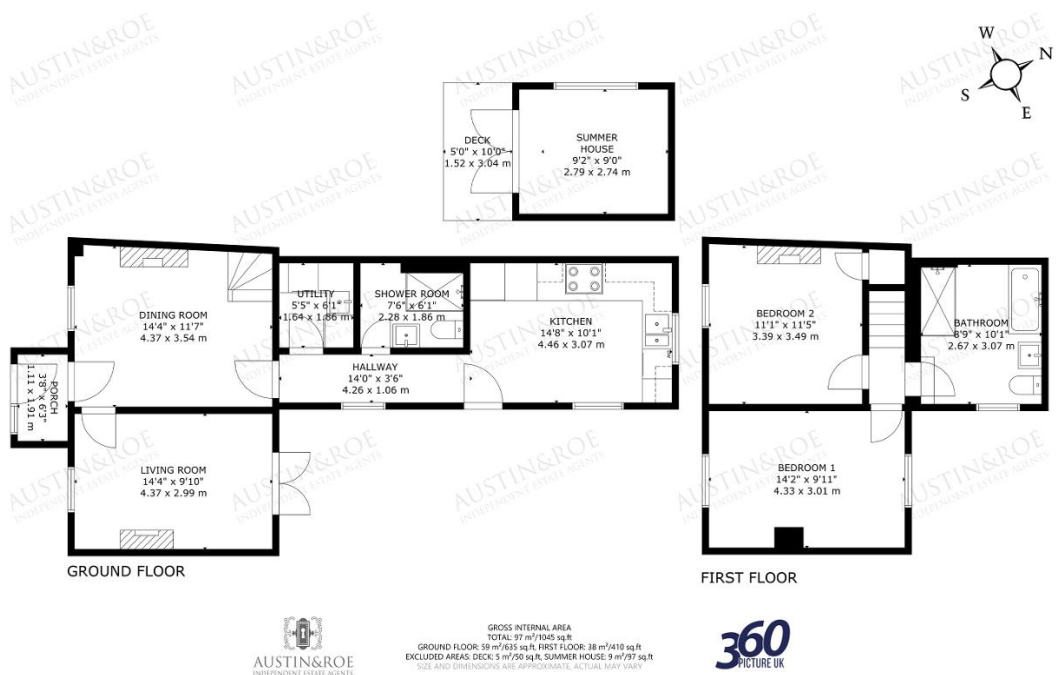
EXTERIOR

Outside Spaces - To the front of the Property is a privet hedge with iron gate, leading to a small enclosed front garden with a paved path to the entrance door and gravel borders.

To the rear of the Property is a beautifully presented enclosed garden, with block paved paths and seating areas for alfresco dining and entertaining, a lawned area with gravel path leading to The Summerhouse and garden shed. The garden is enclosed by mature hedging and original brick built walls providing privacy and seclusion.

Summer House - 9' 1" x 8' 11" (2.79m x 2.74m) To the Rear of the Garden is The Summerhouse, which has grey double glazed patio doors and a double glazed window to the side, neutral decor, a central pendant light fitting, wooden flooring and power / tv points. The Summerhouse has a lovely decked seating area to the front with views back to the main house and the garden.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

