



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED COTTAGE FOR SALE - £250,000

STATION ROAD, STONE, STAFFORDSHIRE, ST15 8ES



KEY FEATURES

- 2 BEDROOM MID TERRACED PROPERTY • FULLY ENCLOSED REAR GARDEN • BEAUTIFULLY PRESENTED • MANY ORIGINAL FEATURES • SPACIOUS LOUNGE • MODERN KITCHEN & BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING • CLOSE TO TOWN CENTRE AND TRAIN STATION

DESCRIPTION

Austin & Roe are delighted to bring to the Market this two Bedroom mid-terraced property in a popular location to the north of the town centre, close to the railway station and a number of reputable schools.

The property comprises a Lounge, Dining Room, Kitchen and Utility with WC on the Ground Floor; on the First Floor is the Landing with desk and wardrobe space, two Bedrooms and Family Bathroom.

To the front of the property from the road is a step up onto a gated paved pathway to the front door with a dwarf retaining wall and paved area with shrubs to the side. To the rear is a courtyard with a seating area and a further fully enclosed rear garden consisting of a patio area for alfresco dining and outdoor entertaining, a lawned area to the rear, a gravelled bed with shrubs and a useful garden shed and log store, surrounded by well maintained timber fencing.

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/74-station-road>

LOCATION

From Granville Square proceed straight ahead on to Station Road. Follow the road past Saint Dominic's Priory School and the property is on the right.

GROUND FLOOR

Lounge - 12' 0" x 13' 10" (3.67m x 4.24m) The property is entered via an attractive painted wooden door with arched transom window above, into the welcoming Lounge. The decor is green with blue undertones, there is a central pendant light fitting, a chimney breast is inset with a fireplace having a log burning stove with slate hearth and stone surround. There is a fitted cupboard to one alcove, a double glazed window to the front aspect and a wall-mounted radiator with decorative cover. A door opens into the dining room and there is neutral tiled flooring throughout. There is a TV connection and power points.

Dining Room - 11' 5" x 10' 7" (3.48m x 3.25m) The Dining Room decor has green with blue undertones, a central light fitting and the neutral tiled flooring continues through from the Lounge. The chimney breast is inset with a brick fireplace, original Victorian surround, quarry tiled hearth, a TV connection with power point and a fitted cupboard to one alcove. There are doors from the Dining Room to the Lounge, Kitchen, understairs cupboard and to the staircase. A double patio door to the rear aspect and a wall mounted central heating radiator.

Kitchen - 13' 3" x 6' 9" (4.05m x 2.06m) The Kitchen is decorated white with full height white brick effect tiling to one wall, recessed spot lights, an exterior UPVC double glazed door and window into the courtyard and original blue and red checkerboard effect quarry tiled floor. The galley kitchen has a selection of white high gloss wall and base units and wooden countertops inset with a Belfast Sink having a chrome swan neck mixer tap, an integrated cooker with gas hob and



extractor fan above an integrated dish washer and tall fridge freezer. A door leads to the Utility Room and WC. There are power points and TV connection.

Utility / WC - 5' 2" x 6' 9" (1.58m x 2.06m) The Utility Room has white decor, with recessed spot lights, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and an extractor fan. The checkboard quarry tiled flooring flows through from the Kitchen. There is a selection of white high gloss wall and base units with wooden countertops inset with a Belfast Sink having a chrome swan neck mixer tap, an integrated washing machine and a low level close coupled WC with push button flush.

FIRST FLOOR

Stairs and Landing - The Stairs are split rising to the bathroom on one side and the two bedrooms on the other. The stair treads and risers, along with half height wall paneling are painted grey, with white decor above. There is a door at the bottom of the bathroom stairs, the other being open. There is a central light fitting and doors opening into the bedrooms from the landing, along with a useful mirrored fitted wardrobe and desk area.

Bedroom 1 - 11' 11" x 17' 7" (3.65m x 5.37m) Bedroom 1 has dark grey decor, a central pendant light fitting, two double glazed windows to the front aspect, and original Victorian cast iron fireplace with white surround. Useful open shelving to one alcove, painted wooden flooring and an original wooden door leading to the landing. Wall mounted central heating radiator, power points and TV connection.

Bedroom 2 - 11' 1" x 10' 9" (3.38m x 3.29m) Bedroom 2 has white decor, a central pendant light fitting, a double glazed window to the rear aspect and an original inset Victorian cast iron fireplace. There is useful open shelving to both alcoves with one storage cupboard below, painted wooden flooring and an original wooden door leading to the landing. Wall mounted central heating radiator, power points and TV connection.

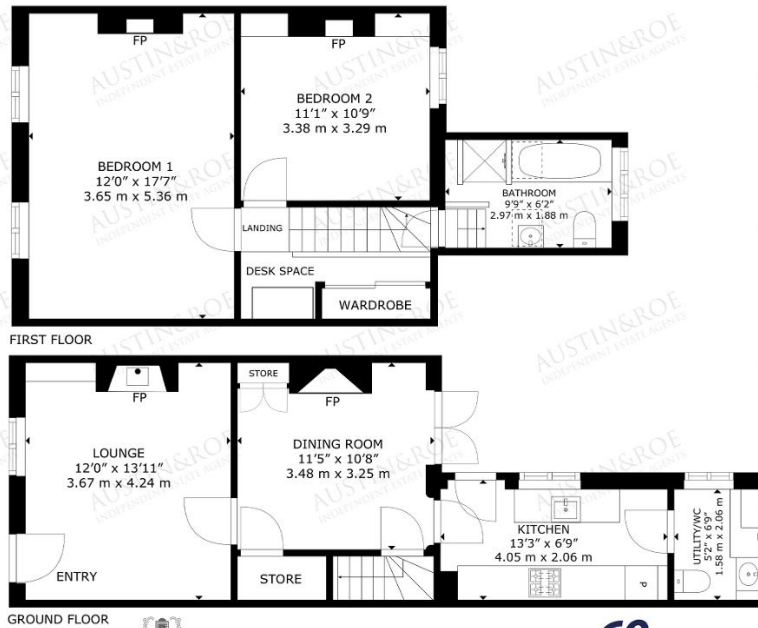
Family Bathroom - 9' 8" x 6' 2" (2.97m x 1.88m) The Family Bathroom has white decor, with grey wall paneling and painted wooden floor, a chrome wall mounted central heating radiator and a vaulted ceiling with recessed spot lights and opening Velux roof windows. The white suite comprises a panel bath with central chrome mixer tap, an enclosed shower with glass doors, white wall tiles and large showerhead, a pedestal wash hand basin and a low-level WC with push button flush.

EXTERIOR

Garden - To the front of the property from the road is a step up onto a gated paved pathway with a dwarf retaining wall and paved area with shrubs to the side. To the rear is a courtyard with seating area and a further fully enclosed rear garden made up of a patio area for alfresco dining and outdoor entertaining, a lawned area to the rear, a gravelled bed with shrubs and a useful garden shed and log store, surrounded by a well maintained timber fencing.

A shared passageway allows for refuse bins to be stored at the rear of the property.

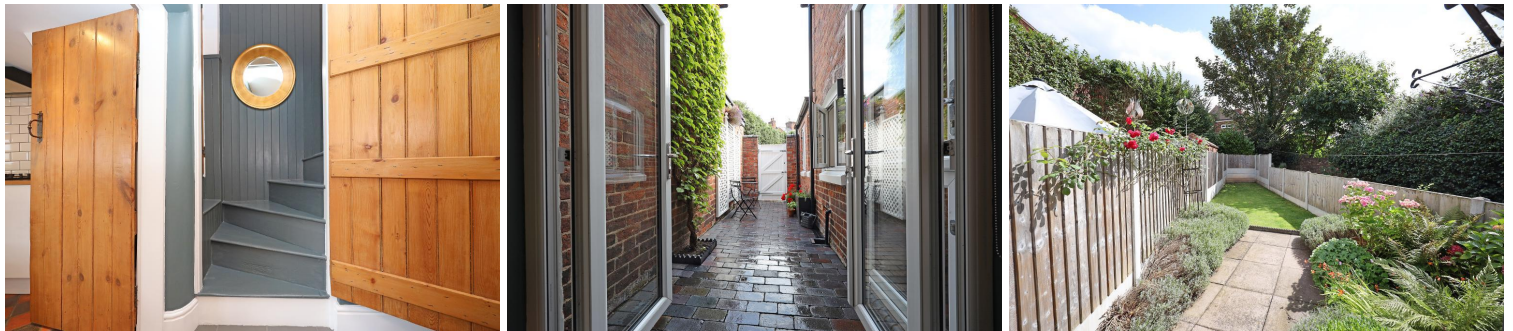




GROSS INTERNAL AREA
TOTAL: 87 m²/922 sq ft
GROUND FLOOR: 43 m²/460 sq ft, FIRST FLOOR: 44 m²/472 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

