



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM SEMI-DETACHED FOR SALE - £350,000
ECCLESHALL ROAD, STONE, STAFFORDSHIRE, ST15 0HN



KEY FEATURES

- 4 BED TRADITIONAL SEMI DETACHED HOUSE • SPACIOUS LOUNGE • MODERN KITCHEN • GARDEN ROOM • AMPLE OFF-ROAD PARKING ON DRIVEWAY • GAS CENTRAL HEATING & DOUBLE GLAZING • CLOSE TO LOCAL AMENITIES • WALKING DISTANCE INTO TOWN

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Four Bedroom Semi Detached property with driveway allowing off-road parking for numerous vehicles, within walking local schools and shops, The property is located on good bus routes which link to Stoke on Trent & Stafford and is within walking distance of Local Schools, Shops, Town Centre and the Station.

The property comprises an Entrance Hallway, Sitting Room, Lounge/Dining Room, Breakfast Kitchen and Ground Floor WC on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom; on the Second Floor is the Master Bedroom with En-Suite. The property benefits from gas central heating and double glazing.

At the front of the property is a large driveway, with parking for numerous vehicles surrounded by low level brick built walls.

To the rear of the property is a lovely garden, laid to lawn with a paved area for alfresco dining and outdoor entertaining, a path leading to the useful garden room, borders and beds and a large multi purpose gravel area.

Council Tax Band C.

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

<https://my.360picture.uk/tour/30-eccleshall-road>

LOCATION

Take Christchurch Way out of Stone, leading on to Stafford Street and then on to Stafford Road. At the traffic island proceed straight on, on to Eccleshall Road. The property is on your left.

GROUND FLOOR

Entrance Hallway - 15' 4" x 6' 2" (4.7m x 1.89m) The property is entered through a grey glazed door with glazed panels to each side and transom windows above into a welcoming Entrance Hall with neutral decor, feature wall paneling wallcovering to the staircase, a white ceiling with a pendant light fitting, a wall mounted central heating radiator and black and white chequer mosaic tiled flooring. There are doors opening into the Sitting Room, Large Lounge, Kitchen, Ground Floor WC and stairs rising to the landing above.

Sitting Room - 12' 0" x 14' 4" (3.68m x 4.38m) The Sitting Room has pale pink decor with one feature gold / floral wall, a white ceiling with central pendant light fitting, a double glazed bay window with aspect to the front, an inset log burning stove with marble hearth, a wall mounted central heating radiator and exposed original pine floor boards.

Ground Floor WC - The Ground Floor WC is located under the stairs, it has neutral decor, a double glazed window to the side aspect, a sloped white ceiling, a wall mounted light fitting and quarry tiled flooring. The sanitaryware consist of a white wall mounted wash hand basin with chrome taps, and a close coupled WC with push button flush.

Living Room - 21' 11" x 12' 6" (6.7m x 3.83m) The Spacious Lounge has neutral decor, with one contrast darker wall, a white ceiling with central pendant light fitting, a wooden fireplace inset with a gas coal



effect fire on a black hearth, a TV connection point and neutral fitted carpet.

Kitchen - 19' 9" x 12' 3" (6.02m x 3.74m) The modern fitted Kitchen has neutral decor, a white ceiling with recessed spot lights, a double glazed uPVC window and a matching door to the rear aspect and a further double glazed window to the front aspect, two wall mounted central heating radiators and wood effect porcelain floor tiles.

There is a selection of grey shaker style wall and base units with grey stone effect composite countertops and up-stands, integrated lighting, a white bowl and a half sink with a stainless steel swan-neck dual lever mixer tap, a stand alone cream and black gas 5-burner range cooker, space and plumbing for a dishwasher, washing machine and double fridge freezer.

FIRST FLOOR

Stairs and Landing - 11' 7" x 6' 1" (3.54m x 1.86m) From the entrance hall the stairs rise to the floor above, the decor matches the hallway, with a white ceiling and central pendant light fitting, there are doors into the three bedrooms, family bathroom and stairs to the second floor.

Bedroom 1 - 12' 5" x 11' 9" (3.81m x 3.6m) The First Bedroom has neutral decor, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and a pale grey fitted carpet.

Bedroom 2 - 11' 6" x 8' 8" (3.52m x 2.66m) The Second Bedroom has neutral decor, a white ceiling with a central pendant light fitting, a double glazed bay window to the front aspect, a wall mounted central heating radiator, fitted wardrobes and a pale grey fitted carpet.

Bedroom 3 - 7' 2" x 7' 1" (2.19m x 2.16m) The Third Bedroom has neutral decor, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, fitted wardrobes and a pale grey fitted carpet.

Family Bathroom - 7' 6" x 6' 1" (2.3m x 1.86m) The Family Bathroom has neutral decor with full height grey wall paneling in the bathing area and half-height behind the vanity unit, a white ceiling with central light fitting, a double glazed obscured glass window to the rear aspect and pale wood effect vinyl flooring.

The white bathroom suite comprises a panel bath with shower above and glass shower screen, a vanity unit containing the wash hand basin with chrome single lever mixer taps and a low-level close coupled WC with push button flush and a wall mounted heated towel rail/radiator.

SECOND FLOOR

Bedroom Four - 17' 2" x 12' 2" (5.25m x 3.72m) The Fourth Bedroom has neutral decor, a vaulted ceiling with exposed wooden beams and two central light fittings, two opening roof windows, a wall mounted radiator and neutral fitted carpet.

En-Suite - 8' 9" x 5' 6" (2.67m x 1.7m) The En-Suite bathroom has neutral decor with half-height white porcelain wall tiles with mosaic trim, a double glazed obscured glass window to the side aspect, a chrome heated towel rail and slate effect floor tiles.

The white bathroom suite comprises a panel bath with chrome mixer taps, a pedestal wash hand basin with chrome mixer taps and a close coupled wc with push button flush.

EXTERIOR

Garden Room - 13' 9" x 7' 11" (4.21m x 2.42m)

External Spaces - At the front of the property is a large 'Tarmacadam' driveway, with parking for numerous vehicles surrounded by low level brick built walls.

To the rear of the property is a lovely garden, laid to lawn with a paved area for alfresco dining and outdoor entertaining, a path leading to the useful garden room, borders and beds and a large multi purpose gravel area.





GROSS INTERNAL AREA
 TOTAL: 134 m²/1441 sq ft
 GROUND FLOOR: 71 m²/764 sq ft, FIRST FLOOR: 44 m²/473 sq ft
 SECOND FLOOR: 19 m²/204 sq ft
 EXCLUDED AREA: OUT BUILDING: 11 m²/118 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

