



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED COTTAGE FOR SALE - OFFERS OVER £200,000

OULTON ROAD, STONE, STAFFORDSHIRE, ST15 8DZ



KEY FEATURES

- TWO BEDROOM TERRACED COTTAGE • TWO BEDROOMS AND FAMILY BATHROOM • ON-ROAD PARKING AT THE FRONT OF PROPERTY • GAS CENTRAL HEATING & DOUBLE GLAZING • WALLED REAR GARDEN • WALKING DISTANCE OF TOWN & STATION

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Two bedroom Terraced Cottage just a short stroll from the Town Centre and the Railway Station.

The property comprises Entrance Porch, Living Room, Dining Room, Kitchen and Rear Porch on the Ground Floor; on the First Floor is the Landing, Two Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is on-road parking, a small walled garden with wrought iron gates and a path to the front entrance. At the rear of the property is a paved patio area for alfresco dining and outdoor entertaining, a lawned area and a summerhouse looking back towards the house.

Council Band B
Mains Gas & Electric
Mains Water, Drains and 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 or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/32-oulton-road>

LOCATION

From Stone town centre head north on Radford Street after the Railway Bridge turn immediately left and take Oulton Road on your right, the property will be on your left.

GROUND FLOOR

Entrance Porch - 5' 7" x 3' 4" (1.71m x 1.04m) The Property is entered via an enclosed Porch, with leaded double glazed windows and glazed door, wood effect laminate flooring, which continues into the living room and dining area, A wall light and a step up in to the Living Room.

Living Room - 11' 8" x 11' 10" (3.57m x 3.63m) The Living Room has neutral decor with one feature blue decor wall, a white ceiling with central ceiling rose and pendant light fitting, a double glazed window fitted with blinds to the front aspect, a recessed feature fireplace with log burning stove and oak beam above, a fitted low level cupboard with shelves above in the alcove and wood effect laminate flooring, the room flows into the Dining Room and there is a door into the under stairs storage cupboard.

Dining Room - 8' 11" x 8' 4" (2.72m x 2.55m) The Dining Room has neutral decor, a white ceiling with central ceiling rose and pendant light fitting, a double glazed leaded window in to the rear porch, a wall mounted central heating radiator and wood effect laminate flooring. A door leads in to the Kitchen.

Kitchen - 7' 7" x 8' 8" (2.32m x 2.66m) The fitted Kitchen has neutral decor with white brick effect tiled splashbacks, a white ceiling with central light fitting, a double glazed window to the rear aspect and wood effect laminate flooring. There is a selection of cream wall and base units with black granite effect countertops inset with a white ceramic one-and-a-half bowl sink, drainer and chrome swan-neck



dual lever mixer tap, an electric hob with stainless steel splash backs above, with extractor hood above, a built-in oven and fridge with a freezer department, a refrigerated wine/drinks cooler. The Combi Boiler is also located in the Kitchen. A door leads to the rear porch and stairs rise to the first floor.

Rear Porch - 8' 8" x 3' 6" (2.66m x 1.08m) The Rear Porch is constructed of uPVC panels, double glazed windows and a double door with a polycarbonate pitched roof. There is a wall light, space and plumbing for a washing machine and wood effect vinyl flooring.

FIRST FLOOR

Stairs and Landing - 8' 4" x 6' 1" (2.55m x 1.86m) The Stairs rise from the Kitchen, with neutral decor, a stainless steel handrail, a white ceiling with a central light fitting and ceiling hatch in to the roof space above and red striped fitted carpet. Doors open in to the two bedrooms and family bathroom.

Bedroom 1 - 12' 10" x 11' 9" (3.92m x 3.6m) The First Bedroom has neutral decor with a textured grey feature wall, a white ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, fitted wardrobes and grey fitted carpet.

Bedroom 2 - 9' 0" x 8' 3" (2.75m x 2.54m) The Second Bedroom has pale blue decor, a white ceiling with a central light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and grey fitted carpet.

Family Bathroom - 8' 1" x 7' 5" (2.48m x 2.27m) The Family Bathroom has marble effect waterproof boarding to all walls and a white clad ceiling with stainless steel bar spotlight, a double glazed window with obscured glass to the rear aspect, a wall mounted chrome heated towel rail/radiator and slate effect vinyl tiled flooring.

The white bathroom suite with a separate shower cubicle, a panel bath with chrome taps, a vanity unit with inset sink and chrome taps and a low-level close coupled WC with a push button flush.

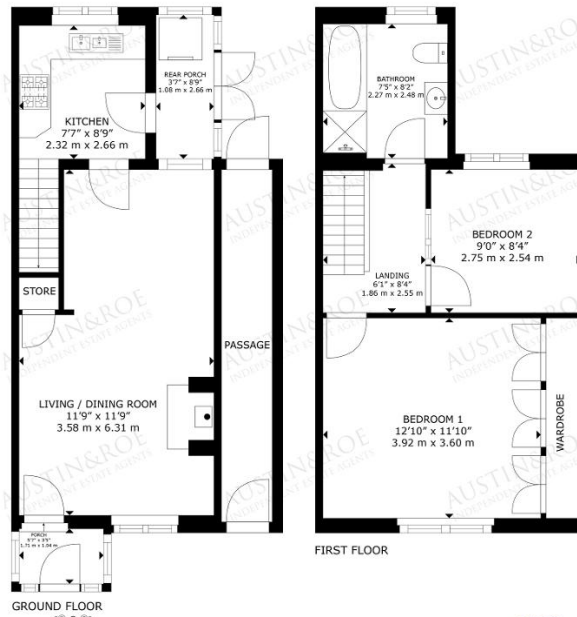
EXTERIOR

Outside Areas - At the front of the property is on-road parking, a small walled garden with wrought iron gates and a path to the front entrance.

There is an adjacent alleyway to the side of the property with a gate into the rear garden for putting the refuse out for collection.

At the rear of the property is a well sized paved patio area large enough for alfresco dining and outdoor entertaining, a lawned area and a summerhouse looking back towards the house which has been partly insulated and has electrics.





GROUND FLOOR
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GROSS INTERNAL AREA
 TOTAL: 69 m²/743 sq ft
 GROUND FLOOR: 34 m²/363 sq ft, FIRST FLOOR: 35 m²/380 sq ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 PICTURE UK

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		