



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - £205,000

STATION ROAD, STONE, STAFFORDSHIRE, ST15 8ES



KEY FEATURES

- 2 BEDROOM MID TERRACED PROPERTY • BEAUTIFULLY PRESENTED • ORIGINAL PERIOD FEATURES • OPEN PLAN LIVING SPACE • MODERN KITCHEN & INTEGRATED APPLIANCES • WALKING DISTANCE OF TOWN & STATION • GAS CENTRAL HEATING AND DOUBLE GLAZING • ENCLOSED REAR GARDEN

DESCRIPTION

Austin & Roe are delighted to bring to the Market this beautifully presented 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 Living Room, Dining Room and Kitchen on the Ground Floor; on the First Floor is the Landing, Two Double Bedrooms and Family Bathroom.

The Property has been Fully Insulated which has resulted in an EPC rating of C, all New Electrics Throughout, Roof Replacement, All Brand New Double Glazed Windows Front and Back, Newly Fitted Bathroom and Kitchen.

At the rear of the property is a communal walkway giving access for refuse bins to be taken to the front of the property, a picket fence and a garden laid to lawn.

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/48-station-road>

LOCATION

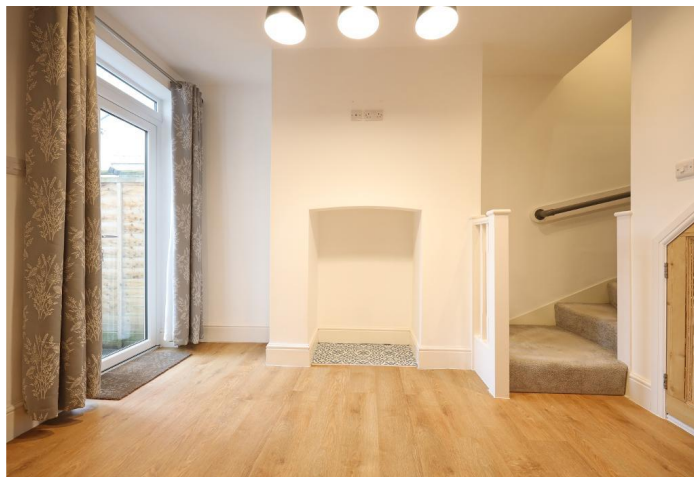
From Granville Square proceed straight ahead on to Station Road. Follow the road to Saint Dominic's Priory School and the property is on the right.

GROUND FLOOR

Living Room - 11' 6" x 10' 7" (3.52m x 3.24m) The Property is entered through a coloured stained glass timber door with transom window above in to the Living Room, which has white decor, a central ceiling rose with pendant light fitting, an opening sash window to the front aspect with curtain pole above spanning the width of the window and front door complete with grey fitted curtains, a wall mounted central heating radiator, an exposed brick chimney breast with patterned tile hearth, fitted shelves and storage cupboard to the alcoves, TV and power connection, a grey fitted carpet and patterned tiled flooring to the entrance threshold.

Dining Room - 11' 6" x 11' 8" (3.52m x 3.57m) Through an original stripped pine door with feature door handle in to the Dining Room, which has white decor, a white ceiling with recessed spot lights and three central pendant light fittings, a wall mounted central heating radiator, two under stairs storage cupboards, a double glazed patio door leading to the garden with curtain pole above and fitted grey curtains and wooden flooring.

Kitchen - 8' 11" x 6' 4" (2.72m x 1.94m) The Kitchen has white decor, recessed spot lights, a double glazed window to the rear aspect and wooden flooring. There is a selection of pale grey wall and base units with marble effect countertops and upstands, which is inset with a stainless steel one-and-a-half sinks, having a chrome swan neck mixer tap, an electric hob with feature patterned tiled splash back



and an oven below, an integrated washer dryer, fridge freezer and dishwasher. The Worcester Bosch central heating combi boiler is hidden in one of the kitchen wall units.

FIRST FLOOR

Stairs and Landing - 14' 8" x 3' 2" (4.48m x 0.97m) The Stairs rise from the Dining Room, having white decor, a central light fitting, feature industrial style metal handrail and grey fitted carpet. The Landing and Hallway has white decor, two pendant light fittings, a ceiling hatch to give access in to the roof space above and grey fitted carpet. There are original stripped pine doors opening in to the two bedrooms and family bathroom.

Bedroom 1 - 11' 7" x 10' 7" (3.54m x 3.25m) Bedroom 1 has white decor, a white ceiling with central ceiling rose and pendant light fitting, a sash window to the front aspect with a wall mounted central heating radiator below, an exposed brick chimney breast with a beautiful cast iron fireplace with patterned tile hearth, a stripped pine door leading to a storage space and grey fitted carpets.

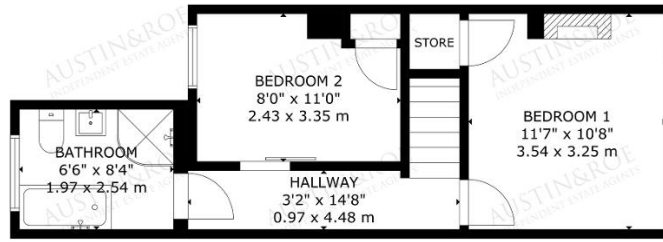
Bedroom 2 - 10' 11" x 7' 11" (3.35m x 2.43m) Bedroom 2 has white decor, a white ceiling with central ceiling rose and pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, an exposed brick section of wall, a stripped pine door leading to a storage space and stripped wooden floor boards.

Family Bathroom - 8' 3" x 6' 5" (2.54m x 1.97m) The Family Bathroom has white decor with half height pale blue/grey wall tiles, a full length horizontal mirror above the wash hand basin, a white ceiling with recessed spot lights, a double glazed obscured glass window to the rear aspect with fitted roller blind, a chrome wall mounted central heating radiator and pale wood effect vinyl flooring. The white bathroom suite comprises a curved panel bath with central chrome mixer tap, a curved enclosed shower with glass doors, full height wall tiles and large showerhead, a pedestal wash hand basin and a low-level WC with push button flush.

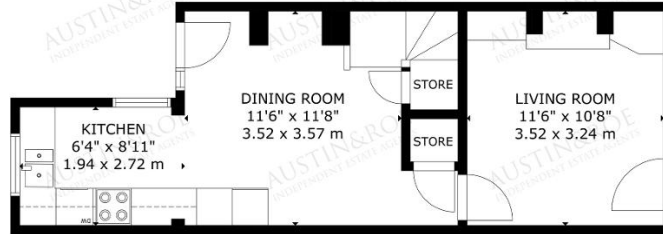
EXTERIOR

Garden - At the rear of the property is a communal walkway giving access for refuse bins to be taken to the front of the property, a picket fence and a garden laid to lawn.





FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA
TOTAL: 66 m²/711 sq ft
GROUND FLOOR: 33 m²/355 sq ft, FIRST FLOOR: 33 m²/356 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		