



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £285,000

SWEEPERS AVENUE, STONE, STAFFORSHIRE, ST15 0FL



KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • MASTER BEDROOM WITH EN-SUITE • BEAUTIFULLY PRESENTED •
- OFF ROAD PARKING • FULLY ENCLOSED REAR GARDEN • GAS CENTRAL HEATING AND DOUBLE GLAZING •
- WALKING DISTANCE TO TOWN CENTRE • GREAT COMMUTER LINKS

DESCRIPTION

Austin & Roe are delighted to offer for Sale this 3 Bedroom, 2 Bathroom Property with driveway providing off road parking and a fully enclosed rear Garden. Just a short stroll from the Market Town of Stone with its Railway Station, M&S Foodhall, Park and reputable Schools, and with good commuter links to the M6 motorway.

The Property comprises an Entrance Hallway, Living Room, Kitchen, Dining Area, Guest Cloakroom on the Ground Floor, on the First Floor is the Landing, Master Bedroom with En-Suite Shower Room, Two further Bedrooms and the Family Bathroom.

To the front of the Property is a Tarmacadam driveway, a lawned area with paved path leading to the Entrance, a privet hedge providing privacy and a timber fence with access to the Garden. To the rear of the Property is a fully enclosed Garden with a paved patio for alfresco dining and entertaining, a lawn with shrubbery borders and a further decked area to the rear. The garden is surrounded by well maintained timber fencing.

Council Band C
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 modern property on our website, Rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/4-sweeper-avenue>

LOCATION

Take Stafford Road out of Stone to the Walton traffic Island second exit onto the Eccleshall Road proceed over the next traffic island and turn left onto Horn Lane and left onto Sweepers Avenue, you will find the property on your left.

GROUND FLOOR

Entrance Hallway - 5' 7" x 6' 5" (1.71m x 1.98m) The property is entered via a black composite glazed door with open storm canopy above into a welcoming Entrance Hall with neutral décor, a white ceiling with recessed spot light fitting, a wall mounted central heating radiator and neutral ceramic tiled flooring. A door opens in to the Living Room, and the stairs rise to the floor above.

Living Room - 13' 10" x 12' 1" (4.24m x 3.7m) The bright & airy Living Room has neutral décor with one pale grey feature wall, a white ceiling with two pendant light fittings, a double glazed window to the front aspect with a wall mounted central heating radiator below and oak effect laminate flooring. A door opens in to the Dining Area.

Kitchen - 9' 7" x 8' 10" (2.93m x 2.7m) The contemporary Kitchen has neutral décor, a white ceiling with recessed spot lights and pale ceramic tiled flooring. There are a selection of pale grey shaker style wall and base units, with a wooden block effect countertop and upstand inset with a stainless steel bowl and a half sink with chrome swan neck mixer tap, a glass induction hob with stainless steel splashback and extractor hood above and integrated oven below, integrated dishwasher and fridge freezer and open shelving with ornate bracket details.



The Kitchen is open plan to the Dining Area.

Dining Area - 9' 7" x 6' 9" (2.93m x 2.07m) The Dining Area is open to the Kitchen, with the matching décor flowing throughout the space. There is a double glazed patio door leading out to the Garden, a pendant light above the dining area and pale ceramic floor tiling.

Guest Cloakroom - 6' 0" x 3' 0" (1.85m x 0.92m) The Guest Cloakroom has neutral décor with half height contemporary wall tiling, a white ceiling with recessed spot lights, a wall mounted central heating radiator and pale ceramic floor tiling. The white sanitary ware comprises a pedestal wash hand basin with a single lever mixer tap, and a low level close coupled WC with push button flush.

FIRST FLOOR

Hallway - 6' 5" x 4' 8" (1.98m x 1.43m) The Stairs rise to the first floor Landing, with neutral décor, a white painted balustrade and handrail and grey fitted carpet. The Landing has a white ceiling with recessed spot lights, a ceiling hatch to the roof space above and a wall mounted central heating radiator with decorative cover.

Master Bedroom - 11' 0" x 12' 0" (3.36m x 3.68m) The Master bedroom has neutral décor, with one feature wall, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and grey fitted carpets. A door leads to the En-Suite Shower Room.

En-Suite - 5' 8" x 5' 5" (1.74m x 1.67m) The modern En-Suite Shower Room has white décor with white half height wall tiles and full height concrete style wall tiles to the showering area, an obscured glass double glazed window to the front aspect, a chrome heated towel rail and contemporary grey floor tiling.

The sanitaryware consists of a pedestal wash hand basin with chrome mixer tap, a corner shower enclosure with white electric shower fitting, and a low level WC with push button flush.

Bedroom 2 - 10' 10" x 8' 9" (3.31m x 2.68m) Bedroom 2 has pale lilac décor, a white ceiling with central light fitting, a double glazed window to the rear aspect with wall mounted central heating radiator below and grey fitted carpet.

Bedroom 3 - 11' 8" x 6' 6" (3.57m x 2m) Bedroom 3 has white décor with half height pale blue walls, a white ceiling with central light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below and grey fitted carpet.

Family Bathroom - 5' 6" x 6' 6" (1.7m x 2m) The Family Bathroom has white décor with half tiling, a white ceiling with recessed spotlights and extractor fan, a wall-mounted central heating radiator and pale stone effect vinyl flooring. The white bathroom suite comprises a panel bath with chrome taps and shower above with glass screen, a pedestal wash hand basin with chrome single lever mixer tap and wrap around vanity unit, and a close coupled low-level WC.

EXTERIOR

Outside Spaces - To the front of the Property is a Tarmacadam driveway, a lawned area with paved path leading to the Entrance, a privet hedge providing privacy and a timber fence with access to the Garden. To the rear of the Property is a fully enclosed Garden with a paved patio for alfresco dining and entertaining, a lawn with shrubbery borders and a further decked area to the rear. The garden is surrounded by well maintained timber fencing.





GROSS INTERNAL AREA
 TOTAL: 91 m²/989 sq ft
 GROUND FLOOR: 40 m²/433 sq ft, FIRST FLOOR: 41 m²/436 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		