



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £300,000

HALLAHAN CLOSE, STONE, STAFFORDSHIRE, ST15 8YB



KEY FEATURES

• THREE BEDROOM DETACHED HOUSE • GARAGE AND OFF ROAD PARKING • FULLY ENCLOSED REAR GARDEN • GAS CENTRAL HEATING AND DOUBLE GLAZING • CLOSE TO THE CANAL TOW PATH • WALKING DISTANCE OF TOWN CENTRE

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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DESCRIPTION

Austin & Roe are delighted to bring to the market this lovely Three Bedroom Detached Property with driveway and garage in a popular residential area, within walking distance of the Town Centre, Primary School, Train Station and the Canal tow path.

The Property comprises an Entrance Hallway, Living Room, Dining Room, Kitchen, Guest Cloakroom and Garage on the ground floor; on the first floor is the Landing, Three Bedrooms and Family Bathroom. The Property benefits from gas central heating and double glazing.

At the front of the Property is a Tarmacadam driveway, adjacent to a gravelled garden and shrubbery border. To the rear of the Property is a fully enclosed garden with paved patio for alfresco dining and entertaining, a large lawned area, surrounded by mature shrubbery borders and timber fencing.

The Council Tax Band is D
Mains Gas and Electricity
Mains Water, Drains and Sewerage
Broadband FTTC
Mobile Coverage
Low Risk of Flooding

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

<https://my.360picture.uk/tour/4-hallahan-close>

LOCATION

From Stone town centre, take the Lichfield Road B5027, turn right on to Saxifrage Drive, turn left at the traffic island on to Oldfield Drive, and first right on to Hallahan Close, the Property is on your right.

GROUND FLOOR

Entrance Hallway - 15' 3" x 6' 4" (4.66m x 1.94m) The Property is entered through a painted timber door with glazed panels in to the welcoming Entrance Hallway, which has neutral décor, a white ceiling with central light fitting, a wall mounted central heating radiator and wooden flooring. Doors open in to the Living Room, Kitchen and Guest Cloakroom, and stairs rise to the floor above.

Living Room - 17' 7" x 10' 4" (5.37m x 3.17m) The Living Room has neutral décor, a white ceiling with two chrome light fittings, a double glazed bay window to the front aspect, a wall mounted central heating radiator, a coal effect gas fire with ornate marble surround and neutral fitted carpet. A double door opens in to the Dining Room.

Dining Room - 10' 4" x 10' 4" (3.17m x 3.15m) The Dining Room has neutral décor, a white ceiling with chrome light fitting, a double glazed sliding patio door to the Garden, a wall mounted central heating radiator and neutral fitted carpet. A door opens in to the Kitchen.

Kitchen - 14' 8" x 9' 7" (4.49m x 2.94m) The Kitchen has pale blue décor with half height neutral ceramic wall tiling, a white ceiling with chrome bar spotlight fitting, a double glazed window and door to the rear aspect and blue and white floor tiling. There are a range of cream wall and base units with marble effect countertop, inset with a cream bowl and a half sink and chrome swan neck mixer tap, an electric hob with extractor hood above and integrated oven, and spaces for a washing machine and fridge freezer.

Guest Cloakroom - 8' 0" x 3' 0" (2.45m x 0.92m) The Guest Cloakroom has neutral décor, a white ceiling with central light fitting, an obscured



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glass double glazed window to the front aspect and pink & white floor tiling. The cream sanitaryware consists of a compact wall mounted wash hand basin with chrome taps and a close coupled WC with lever flush.

Garage - 17' 4" x 8' 0" (5.29m x 2.44m) The Garage can be either accessed from the Driveway, with a white metal 'up and over' door or there is a side entrance door.

FIRST FLOOR

Stairs and Landing - 6' 9" x 8' 8" (2.08m x 2.66m) The Stairs rise from the Entrance Hall, having a mahogany balustrade and handrail and red striped fitted carpet. The Landing has neutral décor, a white ceiling with central light fitting and hatch to the roof space above, red striped carpet and doors opening in to the three bedrooms and family bathroom.

Bedroom 1 - 13' 5" x 10' 2" (4.09m x 3.11m) The First Bedroom has neutral décor, a white ceiling with pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, fitted wardrobes and neutral fitted carpet.

Bedroom 2 - 9' 7" x 9' 4" (2.94m x 2.86m) The Second Bedroom has neutral décor, a white ceiling with pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator, a single storage cupboard and neutral fitted carpet.

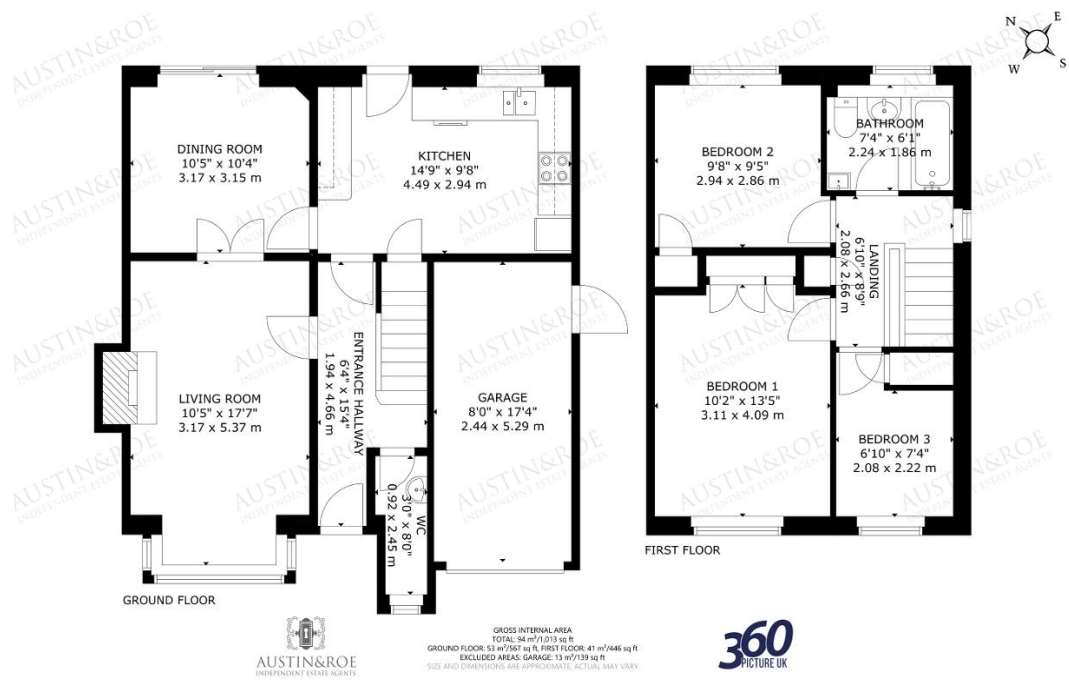
Bedroom 3 - 6' 9" x 7' 3" (2.08m x 2.22m) The Third Bedroom has neutral décor, a white ceiling with pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet.

Bathroom - 7' 4" x 6' 1" (2.24m x 1.86m) The Family Bathroom benefits from full height white ceramic wall tiling with black feature border, a white ceiling with central light fitting, a double glazed obscured glass window to the rear aspect, a wall mounted chrome heated towel rail and black & white chequerboard vinyl flooring. The white sanitaryware consists of a panel bath with shower above, a pedestal wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.

EXTERIOR

Outside Spaces - At the front of the Property is a Tarmacadam driveway, adjacent to a gravelled garden and shrubbery border. To the rear of the Property is a fully enclosed garden with paved patio for alfresco dining and entertaining, a large lawned area, surrounded by mature shrubbery borders and timber fencing.





ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		