



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED COTTAGE FOR SALE - £265,000

SANDON ROAD, HILDERSTONE, STONE, STAFFORDSHIRE, ST15 8SF



KEY FEATURES

- TWO BEDROOM TERRACED COTTAGE • PERIOD FEATURES • DRIVEWAY WITH PARKING FOR TWO VEHICLES
- GARDEN TO THE REAR • VILLAGE LOCATION • GAS CENTRAL HEATING AND DOUBLE GLAZING

STONE

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

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DESCRIPTION

Austin & Roe are delighted to offer For Sale this Characterful Cottage located in the Sought after Village of Hilderstone, just a short drive from the Market Town of Stone.

The Property comprises of the Kitchen and Living Room on the Ground Floor, and the Bathroom, Bedroom 1 and Bedroom 2 on the First Floor.

Externally the Property benefits from a beautifully presented courtyard garden with a paved patio for alfresco dining and entertaining, an integrated brick built curved seating area and stepped access up to the lawn, adjacent to a gravelled driveway providing parking for three vehicles.

Council Tax band - C
Mains Electric & Gas
Mains Water, Drainage & Sewerage
Broadband FTTC
Mobile Coverage

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

<https://my.360picture.uk/tour/rickyard-cottage>

LOCATION

Leave Stone town in a southeast direction on the Christchurch Way. Turn left onto Lichfield Street/B5027 and then left again onto Uttoxeter Road/B5027. Turn left onto Sandon Road/B5066. In the village of Hilderstone turn left onto Dingle Lane and then take the first right onto to the driveway of the property.

GROUND FLOOR

Kitchen - 8' 7" x 12' 11" (2.63m x 3.95m) The Property is entered through a timber stable door in to the Kitchen, which has neutral décor, a white ceiling with central spot light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and a red quarry tiled floor. Steps lead down to the Living Room, and the stairs rise to the first floor.

There are a range of wooden wall and base units, with a marble effect countertop inset with a stainless steel sink with swan neck chrome mixer tap, and a gas hob with extractor above. There is an integrated electric oven and spaces for an undercounter fridge and washing machine.

Living Room - 12' 9" x 15' 8" (3.91m x 4.78m) The cosy Living Room has neutral décor, a white ceiling with central light fitting, dual aspect double glazed windows to the front and rear aspects, a wall mounted central heating radiator, a large feature brick built fireplace with oak beam and contemporary log burning stove, and grey fitted carpet.

FIRST FLOOR

Stairs and Landing - 5' 3" x 3' 0" (1.61m x 0.93m) The Stairs rise from the Kitchen, with neutral décor, an exposed wooden beam, a white painted balustrade and handrail and a rope wall mounted handrail, a double glazed window to the rear aspect, and neutral fitted carpet.

Bathroom - 9' 3" x 5' 3" (2.82m x 1.61m) The Bathroom benefits from blue half height wall tiling, a white ceiling with recessed spot lights, an obscured glass window to the rear aspect and wooden laminated flooring. The white bathroom suite comprises a panel bath with shower



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above and glass screen, a pedestal wash hand basin with chrome taps, and a close coupled WC with lever flush.

Bedroom 1 - 13' 5" x 10' 0" (4.09m x 3.05m) The First Bedroom has pale blue décor, a white ceiling with recessed spot lights and an exposed wooden beam, a double glazed window to the front aspect with a wall mounted central heating radiator below, triple fitted wardrobes and a neutral fitted carpet.

First Floor Landing - 8' 11" x 2' 5" (2.72m x 0.74m) The Landing has neutral décor with a white painted balustrade and handrail. A door leads in to Bedroom 2, and a further door conceals the over stairs storage cupboard.

Bedroom 2 - 8' 11" x 10' 0" (2.74m x 3.05m) The Second Bedroom has white décor, a white ceiling with recessed spot lights and exposed wooden beam, a dormer double glazed window to the front aspect with a wall mounted central heating radiator below, and neutral fitted carpet.

EXTERIOR

Outside Spaces - The Front of the Property is located adjacent to the pedestrian footpath. Access is to the rear. The Property is approached via a gravel driveway, providing parking for three cars, leading to a lawned area, and stepping down to a paved patio with seating area for alfresco dining and entertaining, and access to the front door.





GROSS INTERNAL AREA
TOTAL: 66 m²/711 sq.ft
GROUND FLOOR: 33 m²/353 sq.ft, FIRST FLOOR: 33 m²/358 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		