



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM TERRACED HOUSE FOR SALE - £375,000

GRANVILLE TERRACE, STONE, ST15 8DF



KEY FEATURES

• 3 BEDROOM TRADITIONAL VICTORIAN TERRACE • SOUGHT AFTER LOCATION • ORIGINAL FEATURES •
GOOD SIZE RECEPTION ROOM • OPEN PLAN KITCHEN & DINING ROOM • WALLED REAR GARDEN • WALKING
DISTANCE TO REPUTABLE SCHOOLS • WALKING DISTANCE OF TOWN CENTRE

STONE

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

T: 01785 338 570

E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk

W: www.austinandroe.co.uk

DESCRIPTION

Austin & Roe have great pleasure in offering for Sale this Three Bedroom Traditional End of Terrace "Victorian" Property in one of the most sought after locations in Stone, close to the railway station and only a short stroll from the town centre.

The Property comprises the Living Room, open plan Kitchen and Dining Room and Shower Room on the Ground Floor; to the First Floor is the Landing, three Bedrooms and the Family Bathroom. The Property benefits from gas central heating and double glazing.

To the front of the Property is a small walled garden with mature shrubbery and a paved path leading to the Entrance. To the rear is a lovely secluded walled Garden, with an original blue brick patio area for alfresco dining and entertaining, a brick built outhouse providing storage space and a large lawned area with mature shrubbery borders.

Council Tax Band D
Mains Electric and Gas
Mains Water, Drains & Sewerage.
Broadband FTTC
Mobile coverage.

You can view the virtual tour for this lovely property on our website, rightmove. On-the Market or the internet by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/1-granville-terrace>

LOCATION

Leave Stone on Radford Street, at the traffic lights take the turning to the right on to Granville Terrace and you will find the property on your left.

GROUND FLOOR

Living Room - 11' 11" x 20' 1" (3.65m x 6.13m) The Property is entered through a glazed timber door with arched transom window above, in to the Living Room, which has neutral décor, a white ceiling with central pendant light fitting, a double glazed sash window to the front aspect, a wall mounted central heating radiator, a beautiful cast iron open fireplace with tiled hearth and wooden surround, and neutral fitted carpet.

Kitchen - 7' 8" x 6' 11" (2.36m x 2.13m) The Kitchen has neutral décor, a white ceiling with central light fitting, a double glazed sash window to the rear aspect and wood effect laminate flooring. There is a range of cream shaker style wall and base units, with wood effect countertop inset with a stainless steel bowl and a half sink and chrome mixer tap, an electric induction hob with integrated oven below and extractor above, an integrated microwave and fridge and a blue glass splashback.

Dining Room - 14' 4" x 13' 1" (4.37m x 3.99m) The Dining Room is open plan to the Kitchen and follows in décor style, with a double glazed sash window to the rear aspect and a uPVC door to the rear, an inset log burning stove with quarry tiled hearth, a contemporary vertical wall mounted central heating radiator and wood effect laminate flooring.

Shower Room - 6' 1" x 6' 5" (1.86m x 1.98m) The Shower Room has neutral décor, a white ceiling with central light fitting, an obscure glass double glazed sash window to the side aspect, a white wall mounted



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heated towel rail and wood effect laminate flooring. The white sanitaryware consists of a corner showering cubicle with curved glass screen and white electric shower, a vanity unit with inset wash hand basin and chrome mixer tap, and a close coupled WC with push button flush.

FIRST FLOOR

Stairs and Landing - 9' 9" x 3' 2" (2.99m x 0.98m) The Stairs rise from the Dining Room with a half turn to the landing above, with neutral décor, a white wall mounted handrail and red striped carpet. The landing has neutral décor, a white ceiling with central light fitting and stripped pine exposed floor boards. Pine four panel doors open in to the three Bedrooms and Family Bathroom.

Bedroom 1 - 11' 11" x 11' 0" (3.64m x 3.37m) The first Bedroom has pale blue décor, a white ceiling with central pendant light fitting, a double glazed sash window to the front aspect, a wall mounted central heating radiator an original cast iron fireplace with tiled hearth and exposed pine floorboards.

Bedroom 2 - 10' 7" x 10' 11" (3.25m x 3.35m) The second Bedroom has pale pink décor, a white ceiling with central pendant light fitting, a double glazed sash window to the rear aspect, a wall mounted central heating radiator an original cast iron fireplace with tiled hearth and neutral fitted carpet. There is a high level storage cupboard with ceiling hatch to the roof space above.

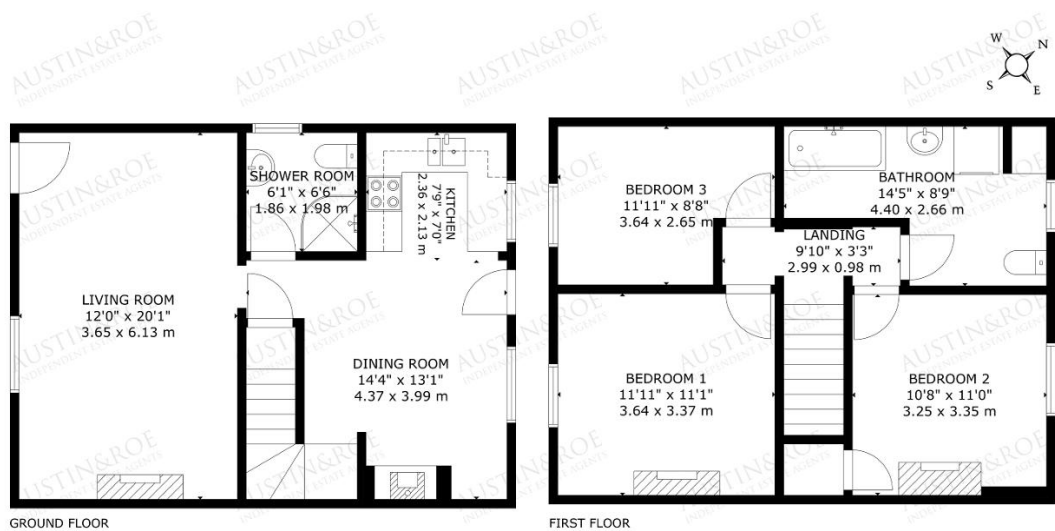
Bedroom 3 - 11' 11" x 8' 8" (3.64m x 2.65m) The third Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed sash window to the front aspect, a wall mounted central heating radiator and exposed pine floorboards.

Family Bathroom - 14' 5" x 8' 8" (4.4m x 2.66m) The Family Bathroom has pink décor with multi coloured wall tiling to the bathing area, an obscured glass sash window to the rear aspect, a wall mounted central heating radiator, a full height storage cupboard and wood effect laminate flooring. The sanitaryware consists of a white panel jacuzzi bath with shower screen above, a pedestal wash hand basin with chrome mixer tap and a traditional style WC with high level cistern and chain pull flush.

LOWER GROUND FLOOR

Cellar - There is a cellar to the lower floor of this property. This can be viewed during a viewing appointment.





GROSS INTERNAL AREA
TOTAL: 100 m²/1,082 sq.ft.
GROUND FLOOR: 50 m²/539 sq.ft. FIRST FLOOR: 50 m²/543 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS

