



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM LINK-DETACHED FOR SALE - £175,000

GREENSIDE, YARNFIELD, STAFFORDSHIRE, ST15 0NA



KEY FEATURES

- THREE BEDROOM LINK DETACHED PROPERTY • OFF ROAD PARKING • FULLY ENCLOSED REAR GARDEN •
- THREE BEDROOMS • ACCESS ON TO PUBLIC PARKLAND TO REAR • VILLAGE LOCATION • CLOSE TO LOCAL AMENITIES • 10 MINUTES DRIVE TO STONE TOWN CENTRE

STONE

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

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DESCRIPTION

Austin & Roe are pleased to offer this 3 Bedroom Link Detached Property with off road parking and fully enclosed rear Garden with access directly on to the grassed parkland behind. The property is within walking distance of the village amenities.

The Property comprises an Entrance Porch, Hallway, Kitchen, Living Room Diner, Office / Hobby Room, Guest WC and one double Bedroom to the Ground Floor; to the First Floor is the Landing, two Bedrooms, Family Bathroom and Loft Storage Space. The Property benefits from gas central heating and double glazing.

To the front of the Property is a 'Tarmacadam' driveway adjacent to a hedged gravel garden, with mature shrubbery borders and winding gravel path, leading to the entrance of the Property. To the rear of the Property is a full enclosed Garden, with paved patio for alfresco dining and entertaining, a lawned area surrounded by mature trees providing privacy, and a paved path leading to a timber gate providing direct access on to the parkland beyond.

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/8-greenside-yarnfield>

LOCATION

Take the A34 North from Stone and turn left into Yarnfield Lane by the "Wayfarer" Restaurant, continue along Yarnfield Lane over the motorway bridge and into Yarnfield you will find Greenside on the left.

GROUND FLOOR

Entrance Porch - 3' 2" x 3' 10" (0.99m x 1.18m) The Property is entered through a set of double glazed double doors in to the Porch, which has a white textured wall finish with wall mounted light fitting, a white ceiling and a red quarry tiled floor. A black composite door opens in to the Hallway.

Hallway - 17' 9" x 5' 10" (5.43m x 1.8m) The Hallway has neutral décor, a white ceiling with two pendant light fittings, a double glazed window to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet. Stairs rise to the floor above and a double glazed wood effect uPVC door leads in to the rear Garden.

Kitchen - 9' 4" x 9' 1" (2.87m x 2.79m) The Kitchen has neutral décor, a neutral ceiling with central light fitting, a double glazed window to the front aspect, a white brick effect ceramic tiled splashback and tile effect vinyl floor covering. There are a range of cream shaker style wall and base units, with a brown granite effect countertop, inset with a stainless steel sink with chrome mixer tap, a stainless steel range cooker with electric hob and stainless steel extractor hood above, and spaces for a dishwasher, washing machine and fridge.

Living Room / Diner - 20' 9" x 9' 11" (6.35m x 3.04m) The Living Room Diner has white décor, a white ceiling with two glass 3 arm light fittings, a double glazed window to the rear aspect and a double glazed patio door out to the Garden, an electric fire with ornate stone



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surround and hearth, a wall mounted central heating radiator and beige fitted carpet.

Office / Hobby Room - 16' 1" x 8' 11" (4.91m x 2.72m) The Office / Hobby Room has white décor with two wall lights, a white ceiling with spot light fitting, a double glazed window to the front aspect with fitted shutters, a wall mounted central heating radiator and neutral fitted carpet.

Guest Cloakroom -

Bedroom 1 - 8' 11" x 11' 5" (2.72m x 3.48m) The First Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and pale grey fitted carpet. There are two built in double wardrobes with pine louvre doors.

FIRST FLOOR

Stairs and Landing - 6' 4" x 3' 1" (1.95m x 0.94m) The Stairs rise from the Hallway with a white balustrade and pine handrail & newel post, neutral décor and beige fitted carpet.

The Landing has neutral décor, a white ceiling with central pendant light fitting, and beige fitted carpet. Pine doors with transom windows above lead in to the two Bedrooms, Family Bathroom and Storage Space, and there is an airing cupboard with pine louvre doors.

Bedroom 2 - 13' 10" x 10' 5" (4.23m x 3.2m) The Second Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with wall mounted central heating radiator below, a fitted double door wardrobe and neutral fitted carpet.

Bedroom 3 - 10' 5" x 8' 9" (3.2m x 2.68m) The Third Bedroom has neutral décor, a white ceiling with central spotlight fitting and a ceiling hatch to the roof space above, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet.

Family Bathroom - 7' 6" x 5' 5" (2.31m x 1.67m) The Bathroom benefits from full hight neutral stone effect ceramic wall tiling with mosaic border, a white ceiling with central light fitting, an obscured glass double glazed window to the front aspect, a wall mounted central heating radiator and wood effect flooring.

The white bathroom suite comprises of a panel bath with contemporary chrome mixer tap, shower above and glass shower screen, a pedestal wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.

Loft Storage - 21' 6" x 9' 11" (6.57m x 3.04m) The useful Loft storage space has a sloped partially plastered ceiling with light fitting, a partially plastered wall finish with a small double glazed window to the front aspect, and a boarded floor providing lots of storage space.





ADDITIONAL PHOTOS

