



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £250,000

VANITY LANE, OULTON, STONE, STAFFORDSHIRE, ST15 8UG



## KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • TWO RECEPTION AREA • LARGE DRIVEWAY • FULLY ENCLOSED REAR GARDEN • CLOSE TO LOCAL SCHOOLS • DESIRABLE VILLAGE LOCATION • GOOD COMMUTER LINKS • NO UPWARD CHAIN



## DESCRIPTION

Austin & Roe are delighted to bring to the Sales Market this Three Bedroom Semi Detached House with Driveway, in the popular Staffordshire Village of Oulton, near to local Primary and Secondary Schools and Public House within walking distance, the Market town of Stone a pleasant 1 mile walk away.

The Property comprises an Entrance Hallway, Living Room, Dining Room, Kitchen, Pantry, Passageway, two Store Rooms and Guest Cloakroom on the Ground Floor; to 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 large lawned area with flower bed borders and a block paved driveway providing off road parking for two vehicles, enclosed by a low level brick built wall and timber fencing. To the rear is a full enclosed rear Garden, with a gravelled patio area for alfresco dining an entertaining and a lawned area leading to a vegetable plot and greenhouse.

The Council Tax Band is B  
Mains Gas & Electric  
Mains Water, Drainage and Sewerage  
Broadband FTTC  
Mobile Phone 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/11-vanity-lane>

## LOCATION

From Stone town centre head north on Radford Street, continuing on to Stone Road A520 for around one mile. Turn left on to Vanity Lane, the Property is on your left.

## GROUND FLOOR

**Entrance Hallway - 6' 2" x 9' 6" (1.89m x 2.9m)** The Property is entered via a white uPVC double glazed door with tiled storm canopy above in to the Entrance Hallway, with neutral embossed wallcovering, a white ceiling with central pendant light fitting, a wall mounted central heating radiator, and peach coloured fitted carpet. A door opens in to the Living Room and stairs rise to the floor above.

**Living Room - 15' 10" x 10' 10" (4.85m x 3.31m)** The Living Room has pale blue and cream décor, a white polystyrene tiled ceiling with pendant light fitting, a sliding double glazed patio door to the Garden, a coal effect electric fire with wooden surround, a wall mounted central heating radiator and green patterned carpet. Glazed double doors lead in to the Dining Room.

**Dining Room - 12' 8" x 10' 10" (3.87m x 3.32m)** The Dining Room has patterned embossed wall covering, a double glazed window to the front aspect, a wall mounted central heating radiator, a gas fire on marble hearth and green patterned carpet.

**Kitchen - 7' 10" x 8' 11" (2.41m x 2.73m)** The Kitchen has a yellow embossed wall covering, a white ceiling with LED strip light, two double glazed windows to the rear aspect, a wall mounted central heating radiator and a tiled effect vinyl floor. There are a range of cream / wood wall and base units, with a wood effect laminated countertop, inset with a stainless steel sink with chrome taps and



## STONE

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spaces for a fridge and dishwasher.

**Pantry - 3' 10" x 4' 4" (1.18m x 1.33m)** The Pantry has neutral décor, a white ceiling with central light fitting, a small window in to the Passage and a ceramic tiled floor. There are a range of open shelves.

**Passage - 11' 7" x 5' 4" (3.54m x 1.65m)** The Passage links the front and back Gardens via double glazed doors, and provides storage spaces and a ground floor WC. It has exposed brick walls, a white ceiling with light fitting and a paved floor.

**Store 1 - 5' 0" x 8' 0" (1.53m x 2.44m)** The useful Store has exposed brickwork walls, a white ceiling with light fitting, a small window to the front aspect and concrete floor. There are workbenches and open shelving spaces.

**Store 2 - 2' 11" x 5' 4" (0.91m x 1.64m)** The second Store has painted brickwork walls, a sloped ceiling, a wall light and concrete flooring.

**Ground Floor WC - 5' 0" x 2' 10" (1.53m x 0.87m)** The WC has painted brickwork walls, a white pegboard ceiling, a wall light, a small window to the rear aspect and concrete flooring. There is a white WC with lever flush.

FIRST FLOOR

**Stairs and Landing - 5' 4" x 7' 6" (1.65m x 2.31m)** The Stairs rise from the Hallway to the Landing above with a quarter turn. They have neutral embossed wallcovering, a wooden handrail, a solid balustrade and peach coloured fitted carpet. The Landing follows in décor, with a double glazed window to the side aspect, a white ceiling with central pendant light fitting and ceiling hatch to the roof space above and peach coloured fitted carpet.

**Bedroom 1 - 12' 7" x 11' 0" (3.85m x 3.37m)** The First Bedroom has neutral embossed wallcovering, a white ceiling with pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and green fitted carpet.

**Bedroom 2 - 10' 0" x 10' 10" (3.05m x 3.32m)** The Second 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 green fitted carpet.

**Bedroom 3 - 8' 10" x 7' 7" (2.71m x 2.34m)** The Third Bedroom has neutral décor, a white ceiling with pendant light fitting, two double glazed windows to the front aspect, a wall mounted central heating radiator and green fitted carpet.

**Family Bathroom - 7' 1" x 6' 3" (2.18m x 1.91m)** The Family Bathroom has pale blue wallcovering with white ceramic wall tiling to the bathing area and splashback, a white ceiling with central light fitting, a double glazed obscured glass window to the side aspect, and blue fitted carpet.

The sanitaryware consists of a panel bath with chrome taps and a shower over with shower curtain, a pedestal wash hand basin with chrome taps, and a close coupled WC with push button flush.





