



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM END TERRACED FOR SALE - £225,000

NIXON LANE, STONE, STAFFORDSHIRE, ST15 0WR



## KEY FEATURES

- TWO BEDROOM END OF TERRACE HOUSE • BEAUTIFULLY PRESENTED • CONTEMPORARY KITCHEN AND DINING AREA • ENCLOSED REAR GARDEN • DRIVEWAY WITH PARKING FOR TWO CARS • EXCELLENT COMMUTER LINKS • WALKING DISTANCE TO TOWN CENTRE • GAS CENTRAL HEATING AND DOUBLE GLAZING

STONE

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## DESCRIPTION

Austin & Roe are delighted to bring to the Sales Market this immaculately presented Two Bedroom End of Terrace Property, with driveway for off road parking on the popular Udall Grange Estate, within walking distance of Stone town centre and with great commuter links.

The property comprises an Entrance Hallway, Living Room, Kitchen Diner and Guest Cloakroom on the Ground Floor; to the First Floor is the Landing, two double Bedrooms and the Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a lawned area with a hedging border, leading to a paved pathway in front of the entrance which extends across the front of the property, adjacent to a Tarmacadam driveway providing off road parking for two vehicles and a wooden gate, which opens onto the rear garden which is laid to lawn with a paved patio area for alfresco dining and outdoor entertainment. The entire garden is surrounded by well maintained wooden fencing.

Council Tax Band B  
Mains Gas & Electric  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile coverage  
Low Risk of Flooding

Viewing is highly recommended.

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/20-nixon-lane>

## LOCATION

Leave Stone by Stafford Road, at the Walton traffic island on the A34 take the second exit onto the Eccleshall Road, at the next island turn right onto Myatt Avenue, continue on to Brassington Road, continue and turn right on to Nixon Lane, the property is on your right.

## GROUND FLOOR

**Entrance Hallway - 9' 3" x 3' 4" (2.84m x 1.02m)** The property is entered through a black composite glazed door into a welcoming Entrance Hallway, with neutral walls, a white ceiling with central light fitting, a wall mounted central heating radiator and wood effect flooring. There are doors opening into the Living Room and Guest Cloakroom, and the stairs rise to the floor above.

**Living Room - 15' 0" x 9' 5" (4.58m x 2.89m)** The Living Room has neutral décor with contemporary wooden slat panel, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with fitted blind and wall mounted central heating radiator below, TV connection and neutral fitted carpet.

**Kitchen Diner - 12' 8" x 8' 2" (3.88m x 2.49m)** The contemporary Kitchen Diner has neutral décor, a white ceiling with two pendant light fittings, double glazed patio doors leading out to the rear garden, a double glazed window with fitted blind and wood effect vinyl flooring. There are a range of cream shaker style wall and base units with stainless steel handles, a wood effect laminated countertop inset with a stainless steel bowl and half sink with chrome mixer tap, a stainless steel gas hob with stainless steel splashback, extractor hood above and integrated electric oven below, and spaces for a fridge freezer



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and washing machine.

**Guest Cloakroom - 4' 8" x 2' 11" (1.43m x 0.89m)** The Guest Cloakroom has neutral décor, a white ceiling with central ceiling light, an obscured glass double glazed window to the front aspect with fitted blind, a wall mounted central heating radiator and wood effect vinyl flooring. The sanitaryware consists of a compact pedestal wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.

FIRST FLOOR

**Stairs and Landing - 6' 1" x 3' 7" (1.86m x 1.11m)** The stairs rise from the Entrance Hallway to the Landing with a quarter turn, with white handrail and balustrade, and neutral fitted carpet. The Landing has neutral décor, a white ceiling with pendant light fitting and ceiling hatch to the roof space above, neutral fitted carpet and doors opening in to the two Bedrooms and Family Bathroom.

**Bedroom 1 - 12' 7" x 8' 2" (3.86m x 2.49m)** The First Bedroom has two tone neutral décor, a central pendant light fitting, a double glazed window to the rear aspect with fitted blind and a wall mounted central heating radiator below, and a neutral fitted carpet.

**Bedroom 2 - 12' 7" x 8' 4" (3.86m x 2.56m)** The Second Bedroom has two tone neutral décor, a central pendant light fitting, two double glazed windows to the front aspect with fitted blinds and a wall mounted central heating radiator below, and a neutral fitted carpet.

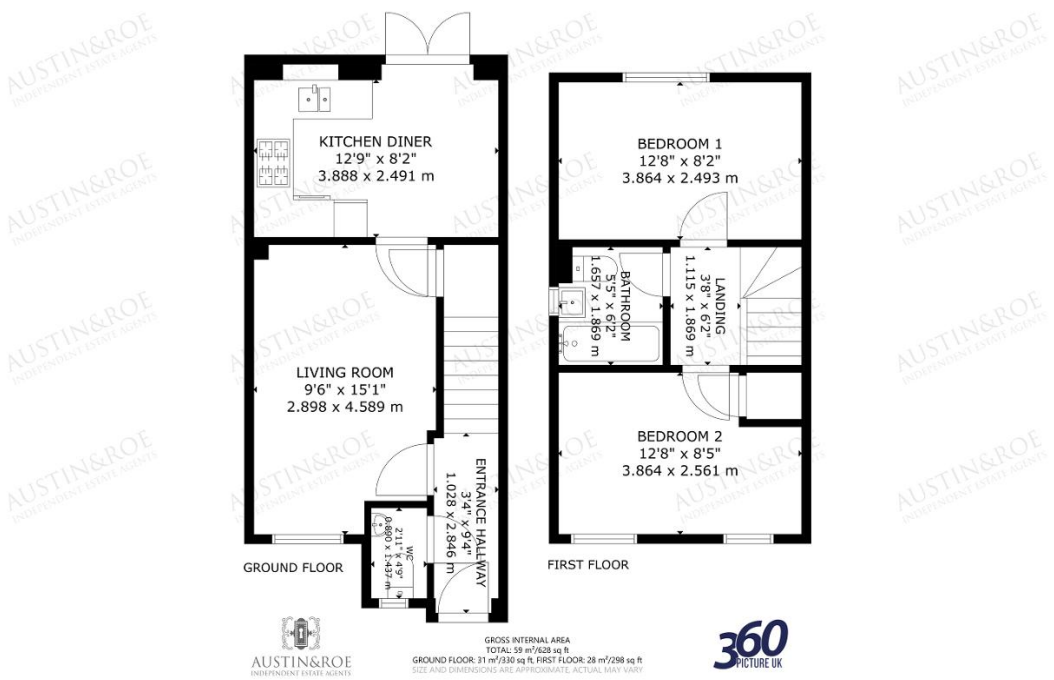
**Family Bathroom - 6' 1" x 5' 4" (1.86m x 1.65m)** The Family Bathroom is neutrally decorated and benefits from stone effect ceramic wall tiling to the bathing area, an obscured glass double glazed window to the side aspect with fitted blind, a wall mounted central heating radiator, and wood effect vinyl flooring. The white sanitaryware consists of a panel bath with chrome mixer tap, chrome shower fittings above and glass screen, 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 lawned area with a hedging border, leading to a paved pathway in front of the entrance which extends across the front of the property, adjacent to a Tarmacadam driveway providing off road parking for two vehicles and a wooden gate, which opens onto the rear garden.

The rear garden has a paved / gravelled patio for alfresco dining and entertaining, leading on to a lawned area, enclosed by well maintained timber fencing.





ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		