



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Stone

Pirehill Lane
Stone Staffordshire



This spacious three bedroom semi detached house, has bags of potential, situated in a desirable and convenient location, close to Stone Town Centre and within walking distance to nearby amenities, shops and schooling.

Internally the accommodation comprises of an entrance hallway, guest W.C, good sized lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Externally the property enjoys ample off road parking, single garage and a private rear garden. This property would suite a variety of buyers looking for a property that's ready to make their own. This property is being offered with No Upward Chain.

- Spacious Three Bed Semi Detached House
- Private Rear Garden With Decked Seating Area
- Good Sized Lounge & Dining Room
- Driveway & Single Garage
- Close To Schooling & Amenities
- Close To Stone Town Centre & Commuter Links

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Double glazed door to:

Entrance Hallway

Having wood effect laminate flooring, under stairs storage cupboard, radiator and doors off to the first floor landing.

Guest WC

Comprising of a low level WC, wash hand basin with vanity unit under, radiator and window to the front elevation.

Lounge 12' 5" x 14' 2" (3.79m x 4.32m)

Spacious and light lounge having a contemporary style fire surround housing a pebble effect electric fire, coving, wood effect laminate floor, radiator, double glazed windows and double glazed French doors leading out to the rear garden and paved seating area.

Dining Room 10' 5" x 9' 11" (3.18m x 3.01m)

Having wood effect laminate flooring, radiator, double glazed window to the front elevation and opening into the:



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Kitchen 8' 4" x 9' 10" (2.54m x 3.00m)

Comprising of wall mounted units and worktop incorporating a stainless steel sink drainer with mixer tap, matching base units, space for cooker, extractor over, plumbing for washing machine, space for fridge freezer, tile effect laminate floor, splashback tiling, storage cupboard with shelving, double glazed window and door to the rear elevation.

First Floor Landing

Having a spacious over stairs storage cupboard, access to loft space and double glazed window to the front elevation.

Bedroom One 12' 8" into recess x 14' 6" (3.87m into recess x 4.41m)

Good sized double bedroom having a radiator, built in storage cupboard and double glazed window to the rear elevation.

Bedroom Two 11' 11" x 9' 11" (3.64m x 3.02m)

Good sized second bedroom having a radiator, wood effect laminate flooring and double glazed window to the rear elevation.

Bedroom Three 9' 2" x 7' 6" (2.80m x 2.28m)

Having wood effect laminate flooring, a radiator and double glazed window to the front elevation.

Bathroom 7' 2" x 5' 5" (2.19m x 1.66m)

Having a panelled bath with glass shower screen, chrome mixer tap and mains shower over, wash hand basin with mixer tap, vanity unit under, low level WC, ceramic tiled walls, double height chrome towel radiator and a double glazed window to the side elevation.

Outside - Front

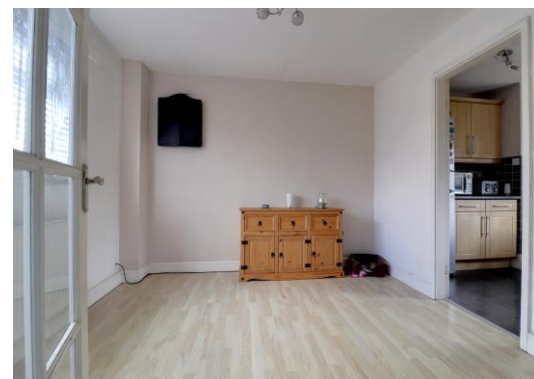
The property is laid mainly to gravel providing ample off road parking, the front tarmac driveway continues to the side leading to the single garage and gate side access leads to the:

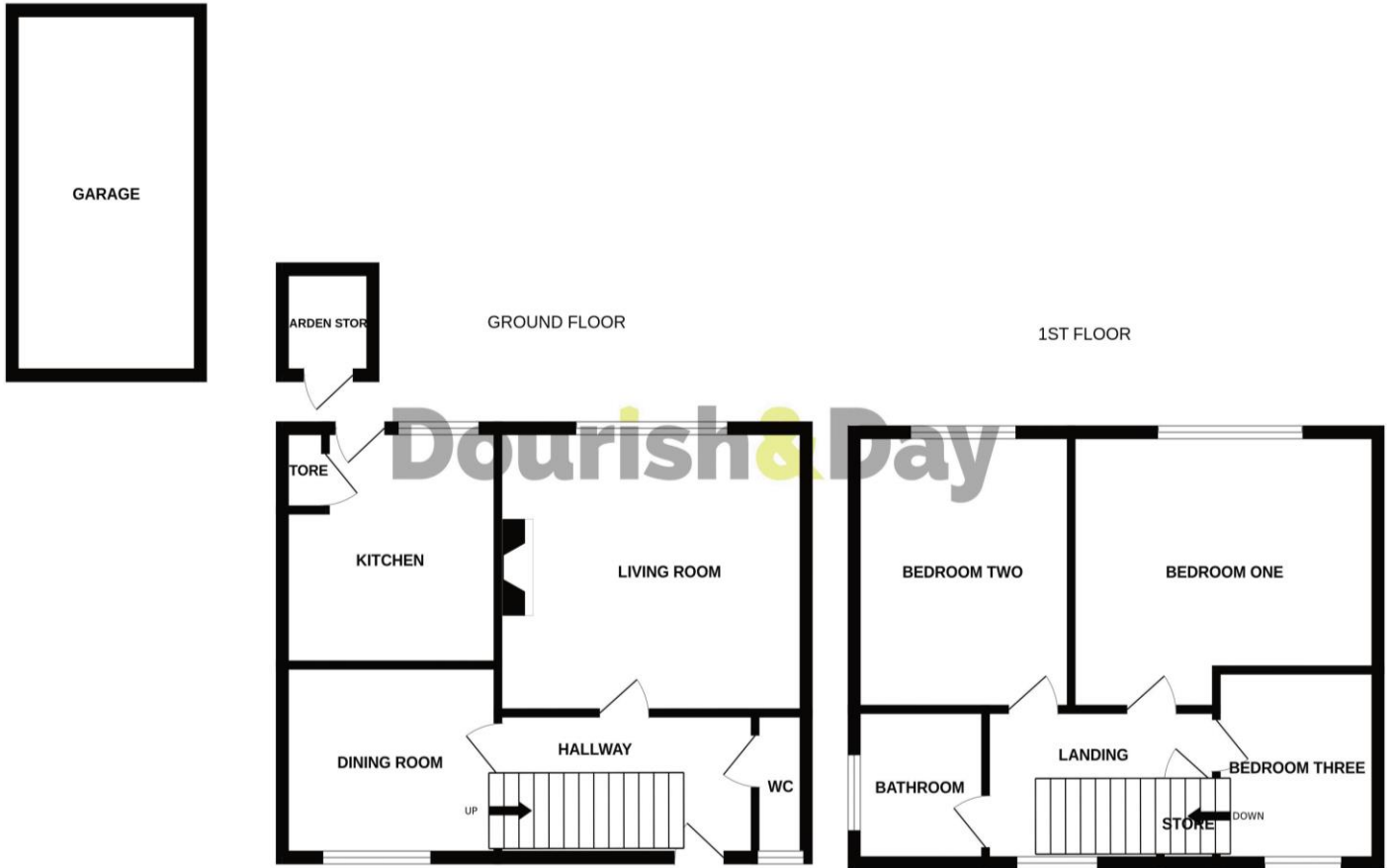
Outside - Rear

Rear garden having decked and paved seating areas, lawned area, border housing shrubs and plants, garden shed, outside light, outside tap, glazed door to a brick built garden store.

Garage

Single brick built garage with power, lighting and up and over door to the front elevation.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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