

**Tinsley  
Garner**  
independent property expertise



23, Redfern Road, Stone, ST15 0LF



**Asking Price £237,500**

Excellent value for money four bed family home in a popular residential suburb on the western side of town, ideally close to local shops and within walking distance of several schools. This is a well maintained house which features a modern kitchen, upgraded shower room and bathroom upvc double glazed windows and gas central heating, presented to a good standard throughout whilst offering highly flexible accommodation and huge potential to extend and / or adapt to fit your own needs with a minimum of effort. Step outside and you will discover a pleasant low maintenance garden to the rear, off road parking and a huge double length garage. A lovely house with great potential. No upward chain.



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#### Entrance Hall

Reception area with upvc half glazed front door, oak wood effect laminate floor.

#### Open plan Lounge / Dining room

A spacious reception room with window to the front and patio window off the dining area to the rear. Chimney breast to the living area with traditional style marble fireplace and hearth and living flame gas fire. Oak wood effect laminate floor. TV aerial connection. Two radiators.

#### Kitchen

Modern kitchen fitted with an extensive range of wall & base cupboards with wood effect cabinet doors and coordinating work surfaces with inset sink unit. Fitted appliances comprise: ceramic electric hob with extractor over, eye level electric double oven, integrated refrigerator and midi-size dish washer. Part ceramic tiled walls and tiled floor, inset low energy lighting. Radiator. Windows to the front and side of the house and door to the side opening through to the garage.

#### Inner hallway

Staircase to the first floor landing and store cupboard.

#### Ground Floor Bedroom

Double bedroom with window to the rear of the house. Radiator.

#### Shower Room

A useful ground floor shower room which is adjacent to the bedroom. fitted with a modern white suite comprising: corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor, . Chrome heated towel radiator. Window to the side of the house.

#### Landing

With large walk-in store cupboard.

#### Bedroom 1

Double bedroom with window to the front of the house, built-in wardrobe with sliding doors. Radiator.

#### Bedroom 2

Window to the rear of the house. Radiator.

#### Bedroom 3

Window to the rear of the house. Radiator.

#### Bathroom

Fitted with a white suite comprising: bath, pedestal basin & WC. Ceramic wall tiling to full height, window to the side of the house. Radiator. Airing cupboard with wall mounted Glow Worm gas central heating boiler.

#### Outside

The house occupies a good size plot with gardens front and rear,

and block paved frontage with parking and an attached tandem double length garage with electrically operated roller shutter door.

Good size garden to the rear, which is hard landscaped for ease of maintenance featuring raised borders planted with shrubs and trees.

#### General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

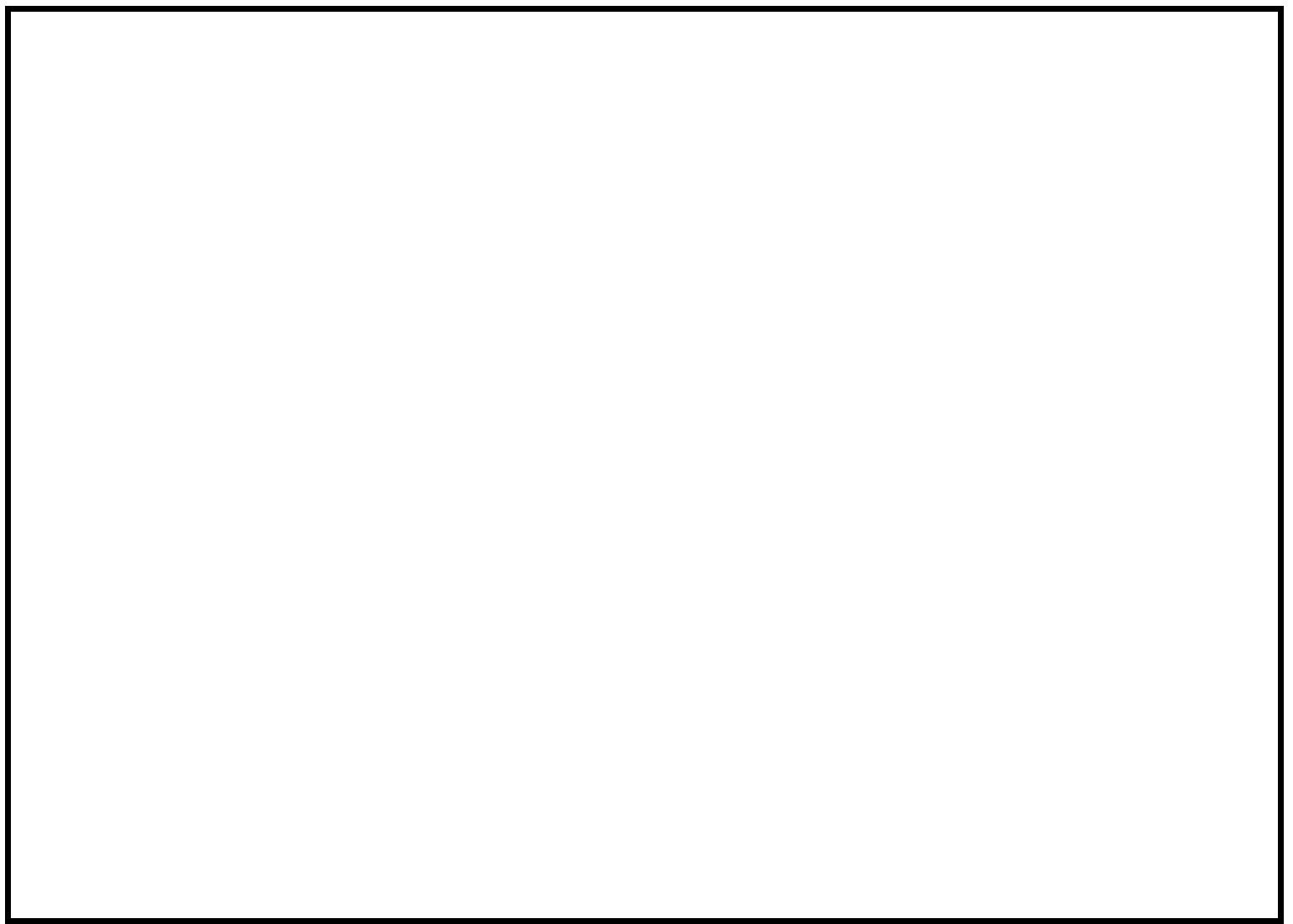
#### Council Tax Band C

Tenure: Freehold

Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		