

**Tinsley
Garner**
independent property expertise



7, Anderton View, Stone, ST15 8ZP



Offers Over £520,000

Waterside Property. A unique opportunity for the bargees amongst you! This modern family home is situated on the edge of the ever popular Whitebridge development in a lovely position fronting the Trent & Mersey canal and with the opportunity to acquire a permanent mooring adjacent to the property. The house has been extensively upgraded by the current owners and offers comfortable, well appointed accommodation catering for every need of modern family life, with two reception rooms, stylish open plan dining kitchen, home office, four bedrooms and upgraded en-suite and family bathroom. Step outside and you will find a larger than average plot which provides plenty of opportunity for outdoor living to the front and rear. Great location within easy each of the town centre and a host of amenities and skipping distance to the canal tow path.



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<https://www.tgprop.co.uk>



Covered Porch

Entrance Hall

Spacious reception area with composite part glazed front door and Amtico wood effect flooring extending through to the breakfast kitchen and cloakroom. Staircase to the first floor landing. Radiator.

Cloakroom & WC

White suite comprising: WC and pedestal basin. Radiator.

Living Room

A spacious sitting room with bay window to the front of the house with canal aspect, glazed panel double doors leading through to the dining room. Period style fireplace and hearth with living flame gas fire. TV aerial connection. Two radiators.

Dining Room

Rear facing French doors opening to the patio area and door through to the kitchen. Radiator.

Breakfast Kitchen

A spacious open plan kitchen with space for casual dining. The kitchen features an extensive range of wall & base cabinets with white high gloss handle less cabinet doors and contrasting black granite work surfaces with under set sink unit and mixer tap. Integrated appliances comprise: gas hob with extractor over, eye level electric double oven, dish washer, refrigerator and freezer. Adjoining dining area with space for a family size table. Three rear facing windows overlooking the garden. Inset low energy lighting. Radiator.

Office / Den

A useful addition to the living accommodation, ideal as a home office or kid's den. Wood effect flooring and front facing window with canal views. Radiator.

Utility

Fitted wall & base cabinets with work surface and inset sink unit. Plumbing for washing machine and space for a dryer. Wall mounted 'Vaillant' gas fired central heating boiler (replaced in 2022)

Landing

Access hatch to part boarded loft space. Airing cupboard.

Bedroom 1

Double bedroom with front facing window overlooking the canal. Built-in wardrobes to one wall. Radiator.

En-Suite Shower Room

Upgraded en-suite featuring a white contemporary style suite with walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic tiled floor and part tiled walls. Chrome heated towel radiator.

Bedroom 2

Double bedroom with front facing window with canal views. Built-in wardrobes to one wall and separate linen cupboard. Radiator.

Bedroom 3

Smaller double bedroom with rear facing window and built-in wardrobes. Radiator.

Bedroom 4

Good size single bedroom with rear facing window and built-in wardrobe. radiator.

Family Bathroom

Upgraded family bathroom featuring a white suite with bath which has a thermostatic shower over, vanity basin & enclosed cistern WC. Part ceramic tiled walls and tiled floor. Chrome heated towel radiator. Rear facing window.

Outside

The house occupies a larger than average plot for this location and is situated at the end of a private drive giving the house off road parking for 4 car and single attached garage. The house fronts the canal bank and there may be an opportunity to purchase a permanent mooring outside the property if so desired (the tow path is on the opposite side).

The current owners have carried out extensive works to the gardens which offer space for adults and kids alike and plenty of opportunity for outdoor living. The front of the house is screened from the canal by a tall hedge and features a wooden deck seating area. The enclosed rear garden is mainly lawn with mature borders featuring a variety of trees and shrubs. paved area across the rear of the house and raised wooden deck to take full advantage of the afternoon & evening sun.

General Information

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

Tenure Freehold

Council Tax Band E

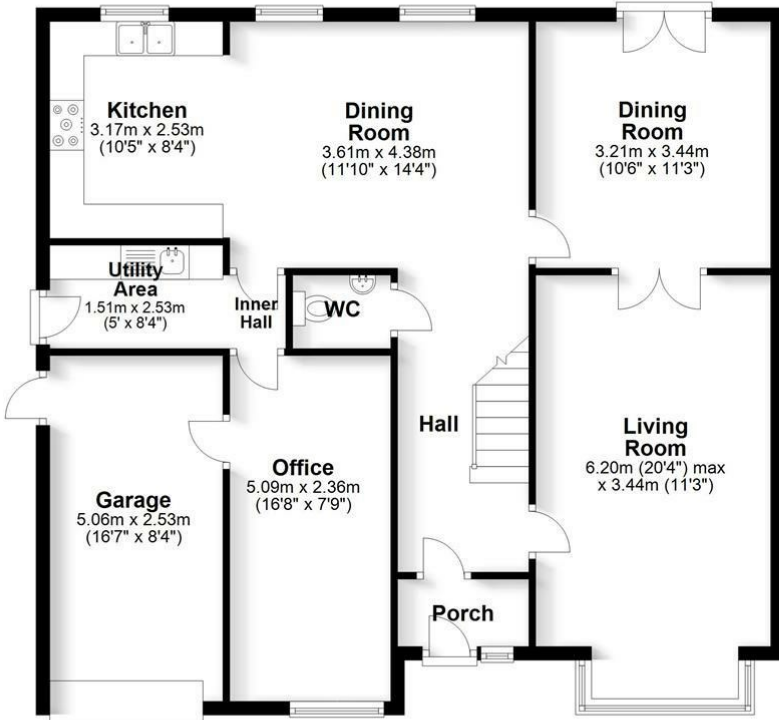
Viewing by appointment

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



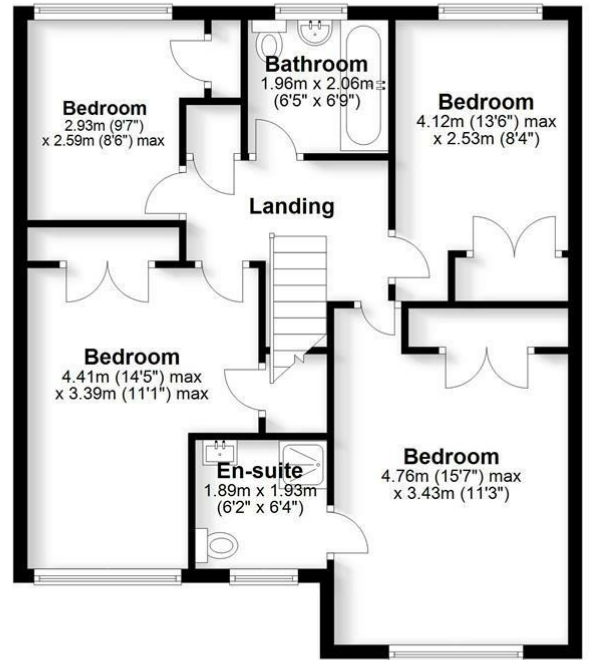
Ground Floor

Approx. 99.3 sq. metres (1069.0 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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

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