

**Tinsley
Garner**

independent property expertise



140, Newcastle Road, Stone, ST15 8LG



Asking Price £650,000

A grand Edwardian semi in a suburban location adjoining the Trent & Mersey canal on the northern outskirts of Stone. This is a truly lovely house which is beautifully presented and which retains a host of original period features throughout. The accommodation is best described as spacious with enough room to fulfil the requirements of the largest of families featuring a gracious reception hall, two formal living rooms, morning room, stylish modern kitchen, utility and downstairs loo, complemented by four generous double bedrooms, cosy study and family bathroom. Step outside and you will find a good size established garden which has direct access to the canal tow path at the rear giving easy access to the town centre which is a little over half a mile away and to beautiful canal side walks into the surrounding countryside.



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Covered Porch

Storm porch with the original quarry tile floor.

Entrance Hall

A welcoming reception area with some lovely original features including the fleur de lys patterned quarry tile floor, wooden half glazed front door with matching side lights and turned wooden stair case with decorative stained glass porthole window on the half landing. Radiator.

Sitting Room

A grand living room which has wide French windows to the rear with door opening to the courtyard garden. Chimney breast with an impressive period fireplace and raised hearth with open fire. Built in bookcase to the chimney alcove, original picture rail; and cornice. Radiator.

Dining Room

The dining room has a bay window to the front of the house, chimney breast with period fireplace and living flame gas fire, original cornice and picture rail. Radiator.

Morning Room

The morning room has a window to the side of the house and door leading through to the kitchen. Chimney breast with built-in cabinets and original butler's cupboard. Radiator.

Kitchen

A bright, modern upgraded kitchen which features an extensive range of wall and base cupboards with painted cabinet doors and coordinating granite effect work surfaces with inset ceramic sink unit and peninsula unit with breakfast bar seating 3. Integrated appliances comprise; stainless steel gas hob with extractor over, eye level double oven, fully integrated refrigerator, freezer and dish washer. Part ceramic tiled walls and oak wood effect flooring. Inset low energy lighting. Radiator. Windows to the side and rear and door to the side of the house.

Cloakroom & Utility

Off the entrance hall, featuring base cabinets with work surface, plumbing for washing machine and space for a dryer. White WC and sink unit. Quarry tile floor and ceramic wall tiling. Radiator.

First Floor Landing

Part gallery landing with front facing corner window. Radiator. Staircase to the second floor landing.

Main Bedroom

Double bedroom with rear facing window overlooking the canal. Chimney breast with period fireplace and built in wardrobe to the chimney alcove. Radiator.

Bedroom 2

Double bedroom with oriel window to the front of the house. Chimney breast with period fireplace. Radiator.

Study

A cosy study / fifth bedroom with rear facing window overlooking the canal. Radiator.

Bathroom

Fitted with a traditional style white suite comprising: bath, pedestal basin & WC. Separate shower enclosure with glass screen and thermostatic shower. Ceramic wall tiling to full height and chrome heated towel radiator. Two windows to the side of the house.

Second Floor Landing

Bedroom 4

Double bedroom with window to the front of the house. Chimney breast with period fireplace, fitted bookshelves to the chimney recess. Large walk-in eaves cupboard. Radiator.

Bedroom 5

Double bedroom with rear facing window overlooking the canal. Chimney breast with period fireplace and built-in wardrobe to the chimney recess. Walk-in eaves cupboard. Radiator.

Outside

The house occupies a large plot with gardens front & rear, with good frontage providing parking for several cars together with a carport and larger than average single garage / workshop. To the rear there is a pleasant enclosed garden with lawn area, paved patio and mature borders formed by a variety of shrubs and trees giving a good degree of privacy from neighbouring houses. Garden gate giving access to the canal tow path.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating. Replacement double glazed windows to bedrooms at the rear of the house in keeping with the style of the property and secondary double glazing elsewhere.

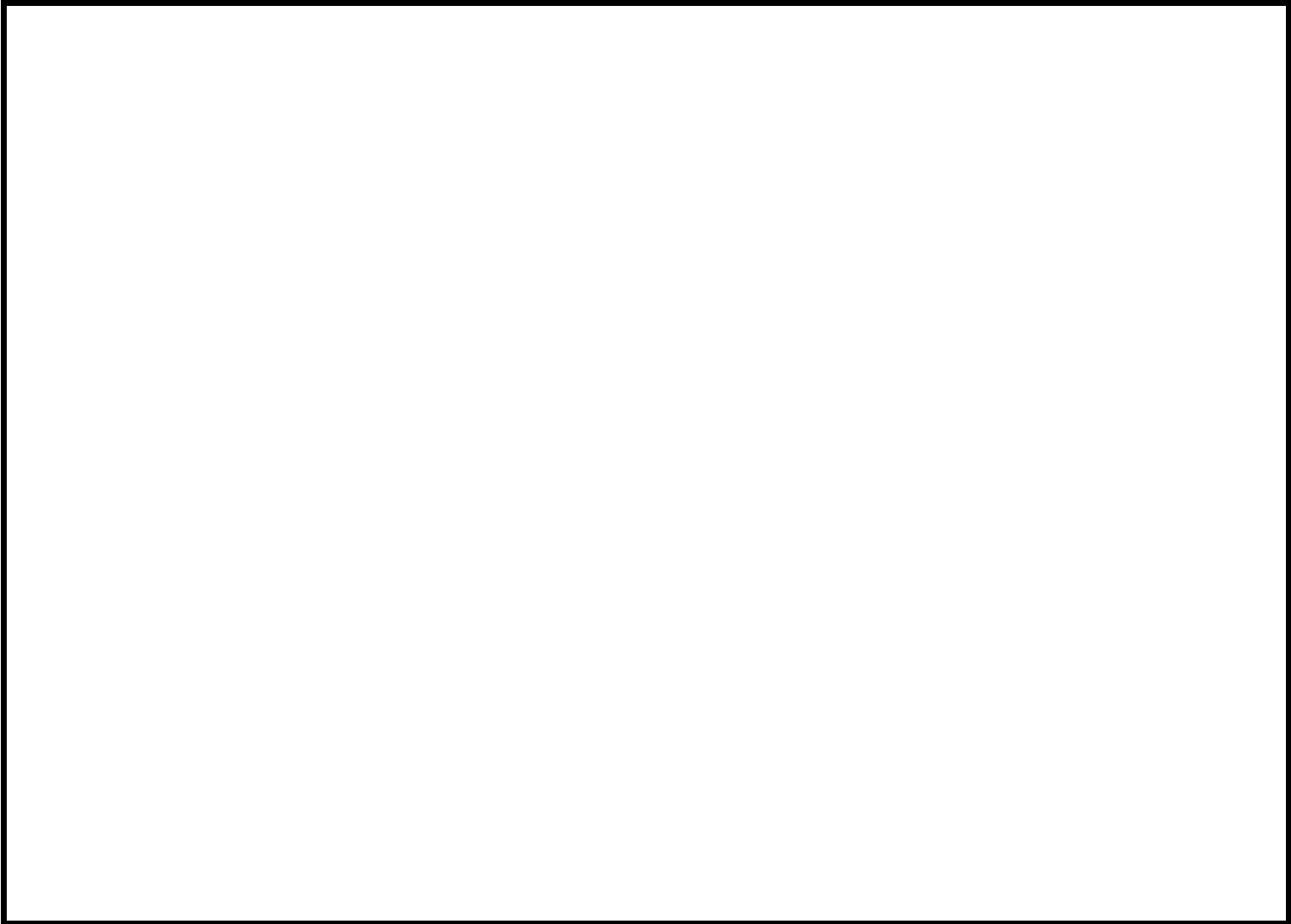
Council Tax Band E

Tenure; Freehold

Viewing by appointment

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





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			
		59	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			
		39	69
England & Wales		EU Directive 2002/91/EC	