

**Tinsley
Garner**
independent property expertise



22, Tilling Drive, Stone, ST15 0AA



Asking Price £200,000

PUBLIC NOTICE - 22 Tilling Drive, Stone, ST15 0AA - We have received an offer of £ 195,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating ()

A stylish mid-terrace townhouse conveniently located within walking distance of local schools, shops and Stone town centre. Built in circa 2006 and offering modern accommodation over three floors comprising: entrance porch, reception hallway, guest cloakroom, spacious living room diner, kitchen, three double bedrooms with en-suite shower room to the main bedroom, plus family bathroom. Also benefitting from rear access off road parking before a single garage, enclosed south west facing rear garden, gas central heating, Upvc double glazed windows and doors.

SOLD AS SEEN - NO UPWARD CHAIN



01785 811 800

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



Entrance Porch

An open porch with coach light and paved pathway before the front door.

Reception Hallway

A Upvc part obscure double glazed front door opens to the hallway. With radiator, central heating thermostat and access to the living room diner, kitchen, guest cloakroom and first floor stairs.

Living Room Diner

A spacious reception room offering Upvc double glazed French doors opening to the rear garden, radiator, large under stairs storage cupboard and TV connection.

Kitchen

Fitted with a range of wood effect wall, floor and display units, dapple finish work surfaces with matching upstands, inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed window to the front elevation, radiator and wall mounted Ideal Icos gas central heating boiler. Appliances comprising: stainless steel gas hob with matching extractor fan/light and splash-back, integrated electric oven. Plumbing for a washing machine and space for an upright fridge freezer.

Guest Cloakroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps and tiled splash-back, low level push button WC. Extractor fan and radiator.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with radiator.

Bedroom Two

Offering two Upvc double glazed windows to the front of the house and radiator.

Bedroom Three

A third double bedroom with radiator and Upvc double glazed window overlooking the rear garden.

Family Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome taps and mains fed thermostatic shower system above, low level push button WC and pedestal wash hand basin with chrome taps. Extractor fan, part tiled walls, radiator, shaver point and airing cupboard housing the hot water storage system.

Second Floor

Stairs & Landing

With traditional white painted spindle, newel post and banister stairs. Small landing with radiator.

Bedroom One

A large main bedroom offering two Velux skylights, Upvc double glazed window to the front aspect, two radiators, eaves storage cupboard, TV connection, loft access and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: fully tiled shower enclosure with mains fed thermostatic shower system, pedestal wash hand basin with chrome taps and tiled splash-back, low level push button WC. Velux skylight window, extractor fan, shaver point, radiator and eaves storage cupboard.

Outside

The property has off road parking for one car and single garage with vehicular access via the rear of the property. There is pedestrian access to the front of the property via a paved pathway.

Rear Garden

An enclosed south-west facing rear garden with lawn, timber fence panelling and paved pathway with gateway leading to the parking space and garage.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

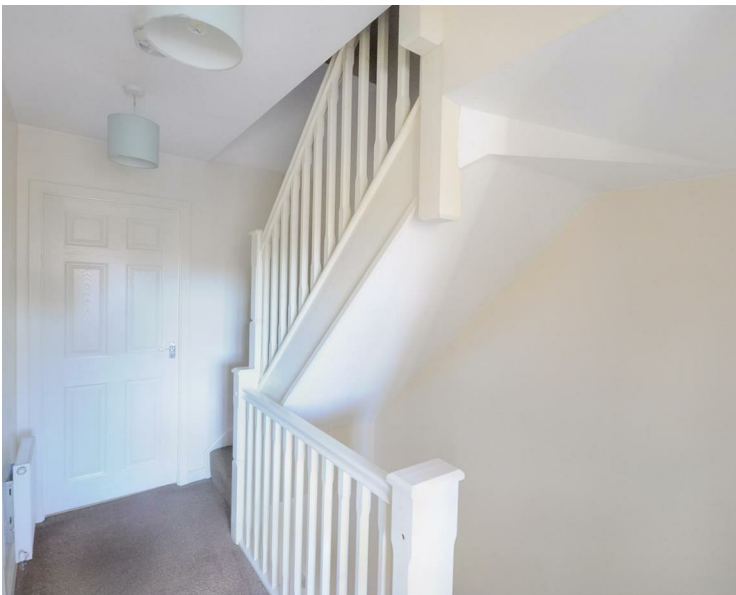
Services

Mains gas, water, electricity and drainage.

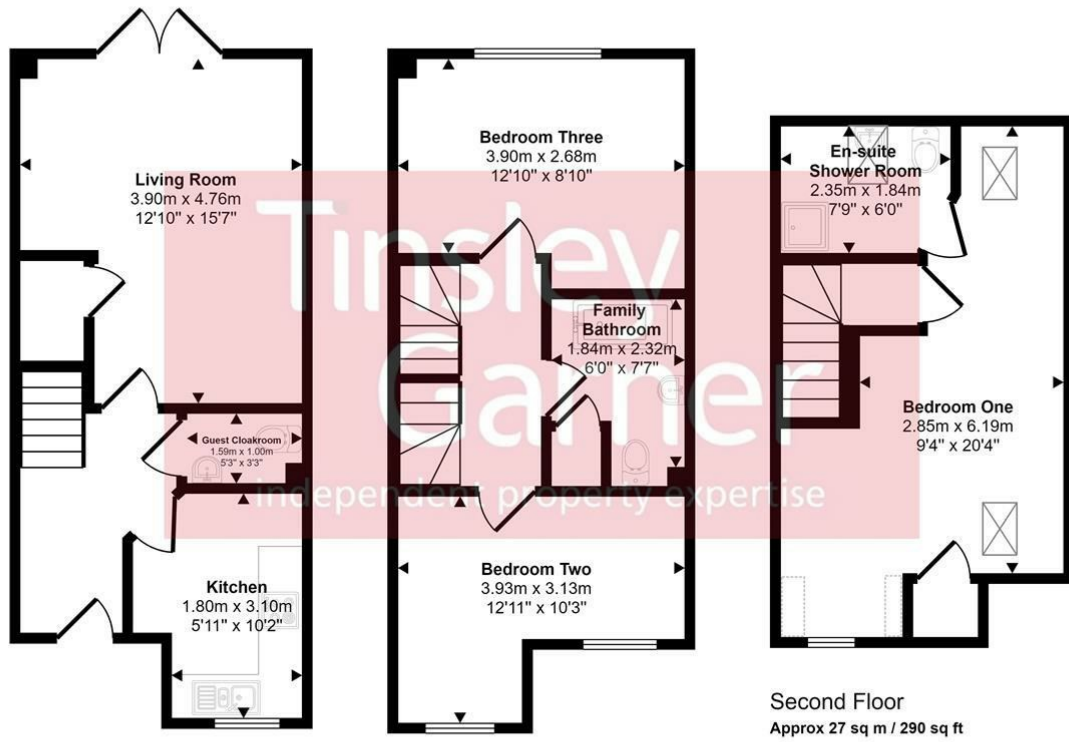
Gas central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
94 sq m / 1008 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft

First Floor
Approx 33 sq m / 360 sq ft

Second Floor
Approx 27 sq m / 290 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	