# Tinsley Garner
### independent property expertise

## 22, Tilling Drive, Stone, ST15 0AA

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### Asking Price    £190,000

'PUBLIC NOTICE - 22 Tilling Drive, Stone, ST15 0AA - We have received an offer of £ 196,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.  EPC Rating C. 'Outstanding value for money for a 3 bed house in Stone! 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

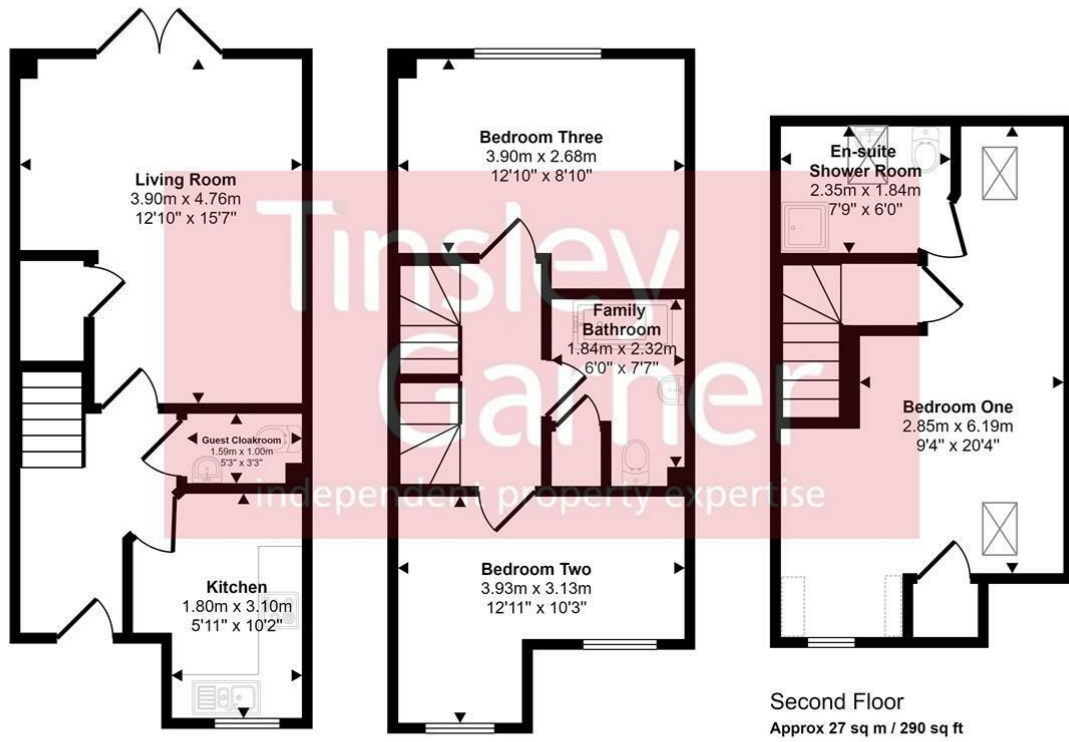## Services
Mains gas, water, electricity and drainage.

Gas central heating.

## Viewings
Strictly by appointment via the agent.

**Approx Gross Internal Area**
**94 sq m / 1008 sq ft**

**Living Room**
3.90m x 4.76m
12'10" x 15'7"

**Bedroom Three**
3.90m x 2.68m
12'10" x 8'10"

**En-suite Shower Room**
2.35m x 1.84m
7'9" x 6'0"

**Family Bathroom**
1.84m x 2.32m
6'0" x 7'7"

**Bedroom One**
2.85m x 6.19m
9'4" x 20'4"

**Guest Cloakroom**
1.59m x 1.00m
5'3" x 3'3"

**Bedroom Two**
3.93m x 3.13m
12'11" x 10'3"

**Kitchen**
1.80m x 3.10m
5'11" x 10'2"

**Second Floor**
Approx 27 sq m / 290 sq ft

**Ground Floor**
Approx 33 sq m / 358 sq ft

**First Floor**
Approx 33 sq m / 360 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.
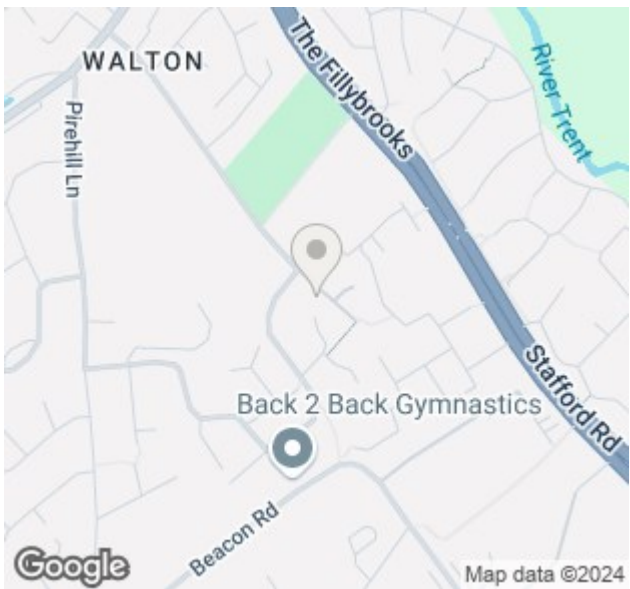




**Energy Efficiency Rating**

| | 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 (CO₂) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

**England & Wales** — EU Directive 2002/91/EC