

**Tinsley  
Garner**  
independent property expertise



81, Saxifrage Drive, Stone, ST15 8XY



**Asking Price £210,000**

**NEW PRICE. NO UPWARD CHAIN.** An immaculately presented semi tucked away in a quiet location in a popular and sought after residential cul-de-sac and within strolling distance of the canal tow path. Well proportioned accommodation featuring sitting room, stylish modern kitchen with built in appliances and space for a dining table, two bedrooms and modern bathroom with both bath and shower. Lovely position right at the end of the cul-de-sac with pleasant sunny gardens, storage space at the side of the house, garden shed and off road parking for two cars. In great condition throughout and benefits from gas central heating (new boiler in 2021) and upvc double glazed windows. A super house in a great location. Absolutely the best of its kind you will currently find for sale in Stone. Offered for sale with no upward chain.



01785 811 800

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### Canopy Porch

### Entrance Hall

With composite half glazed front door, cloaks cupboard.

### Lounge

A good size living room with window to the front of the house and turned staircase to the first floor landing. Faux chimney breast with period style fireplace and flame effect fire, wood effect flooring & TV aerial connection point. Radiator.

### Dining Kitchen

A good size kitchen with space for a dining table. Fitted with a range of smart & stylish wall & base cupboards with contemporary style handle-less cabinet doors and wood block work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with matching extractor hood and glass splash panel, built-under double oven and free standing fridge / freezer. Plumbing for washing machine. Wall mounted gas fired combi boiler concealed in a wall cupboard. Ceramic tiled floor. Windows to the rear and side of the house and door to the rear garden.

### Landing

### Bedroom 1

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

### Bedroom 2

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

### Bathroom

Fitted with a modern white suite comprising; bath with glass screen and shower over, wall mounted basin & WC. Part ceramic tiled walls and wood effect floor. Linen cupboard. Window to the side of the house. Radiator.

### Outside

The house is in a choice position right at the end of Saxifrage Drive, occupying a good size plot with gardens front, side and rear. Small front garden, enclosed rear garden which is hard landscaped with large paved patio and additional storage at the side with a wooden garden shed.

### General Information

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

Tenure: Freehold

Council Tax Band B

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



