



42, Willow Road, Stone, ST15 8NP



Asking Price £165,000

Location, location, location - with views as far as the eye can see. This competitively priced town house is in a prime location on the southern outskirts of the town in a canal side position enjoying fabulous views from the front over the canal & meadows beyond. Good size accommodation with dual aspect lounge, good size kitchen and three bedrooms, shower room & separate WC. The house is well maintained and benefits from a modern heating system and upvc double glazing, but does nevertheless present the new owner with the opportunity to stamp their own mark. Small garden to the front and enclosed rear garden with potential to create off road parking. Offered for sale with no upward chain. Note; A red ash test has been carried and the property has a 'class 3' sulphate reading,



01785 811 800

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Entrance Hall

With upvc part glazed front door, stairs to the first floor landing, doors to the lounge and dining kitchen.

Lounge

A spacious dual aspect sitting room with window to the front enjoying open views and patio windows to the rear opening to the garden. Chimney breast with stone built fireplace and gas fire. TV aerial connection. Radiator.

Dining Room

Open plan to the kitchen with window to the front of the house enjoying open views. Wood effect laminate floor. Radiator.

Kitchen

Adjoins the kitchen, with window and door to the rear of the house. Fitted with a range of period wall & base cupboards with wood effect cabinet doors and co-ordinating work surfaces and inset sink unit. Gas & electric cooker connection points, plumbing for washing machine and space for a dryer. Ceramic tiled floor and part tiled walls. Wall mounted Baxi gas fired combi boiler.

Landing

Bedroom 1

Double bedroom with window to the front of the house enjoying views over the canal and meadows beyond. Radiator.

Bedroom 2

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

Bedroom 3

Generous single bedroom with window to the front of the house. Fitted storage and desk unit. Radiator.

Shower Room

With corner quadrant shower enclosure with glass screen and thermostatic shower, Pedestal basin. Shower wall panelling to the shower area and ceramic tiling to the remainder. Window to the rear of the house. Radiator.

Separate WC

With coloured low level suite.

Outside

The house is in a wonderful location fronting the Trent & Mersey canal enjoying open views across the water and meadows beyond. Small enclosed lawn garden to the front with pedestrian access and enclosed rear garden which has a patio and lawn area. Pedestrian access to the rear with potential to create off road parking by utilising part of the rear garden. Parking is current on street to the rear.

General Information

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

heating.

Council Tax Band A

Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



