

**Tinsley
Garner**
independent property expertise



8, Church Lane, Oulton, Stone, ST15 8UL



Asking Price £299,950

A mature family house in a green and leafy location on the edge of Oulton village. This is a house with hidden talents, far more spacious than outer appearances might suggest and offering flexible accommodation which may suit a variety of circumstances. The accommodation is well proportioned throughout, featuring two reception rooms, modern kitchen, ground floor bedroom with en-suite shower and a downstairs loo, complemented upstairs by two further double bedrooms and a stylish shower room. Set in lovely sunny gardens which are of manageable proportions. The house is well maintained and presented to a good standard with the benefit of gas central heating and upvc double glazed windows throughout. Great location within strolling distance of the local primary school, church and popular village pub, walking distance to the Downs Banks and within easy reach of Stone town centre either by car or on foot.



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Entrance Porch

With half glazed upvc front door.

Cloakroom & WC

With white suite comprising; vanity basin and enclosed cistern WC. Heated towel radiator.

Hallway

Spacious reception area with oak wooden flooring throughout, staircase to the first floor landing and part glazed door to the rear garden. Radiator.

Lounge

A spacious sitting room with rear facing window overlooking the garden, period style fireplace with wooden surround, marble inset and hearth and living flame gas fire. TV aerial connection. Radiator.

Dining Room

Wood effect flooring and rear facing window overlooking the garden. Radiator.

Kitchen

The kitchen features an extensive range of wall & base cupboards with traditional style wood effect cabinet doors and contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel gas hob with matching extractor and built-under electric oven, plumbing for washing machine and space for a dryer. Ceramic tiled floor and part tiled walls. Inset low energy lighting. Radiator. Window to the front of the house.

Ground Floor Bedroom

A good size ground floor double bedroom with hidden walk-in shower enclosure. Window to the front of the house. The room could easily be utilised as an additional reception room if required.

Landing

Landing area with built-in storage and airing cupboard.

Bedroom 1

Spacious double bedroom with fitted wardrobes to the length of one wall and separate linen cupboard. Rear facing window with open views. Radiator.

Bedroom 2

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

Shower Room

Featuring a modern white suite with; corner quadrant shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Ceramic wall tiling to full height and chrome heated towel radiator. Window to the front of the house.

Outside

The house is in a quiet position on the edge of this popular Staffordshire village on a private drive with two other houses. Parking at the front for 2/3 cars. Enclosed rear garden with lawn area and planted borders together with several sitting areas. The rear garden is slightly elevated and not directly overlooked from the rear and enjoys a south west facing aspect with sun through to the late evening.

General Information

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

Council Tax Band C

Tenure; Freehold

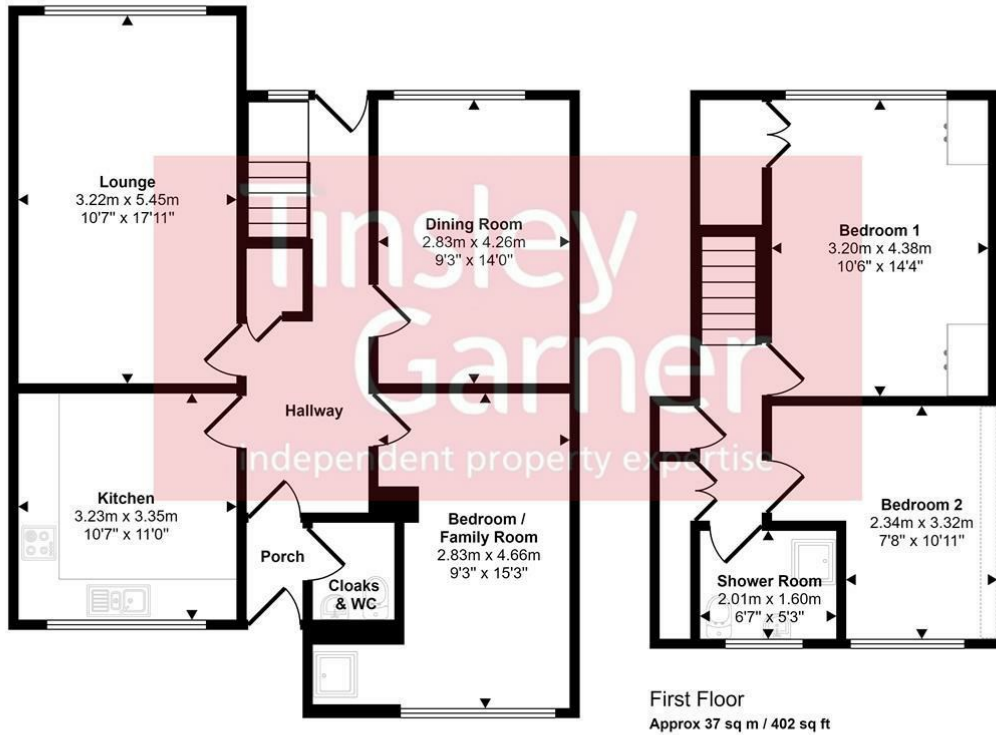
Viewing by appointment.

For sale by private treaty, subject to contract.

Vacant possession on completion.



Approx Gross Internal Area
109 sq m / 1173 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			69
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	