

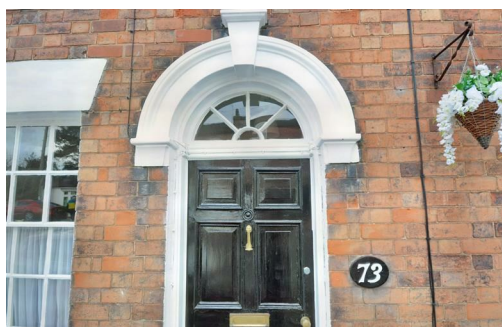


73, Newcastle Road, Stone, ST15 8LD



**Asking Price £350,000**

An impressive well presented Victorian townhouse located within strolling distance of Stone town centre. This charming family home offers spacious accommodation comprising: reception hallway, living room, sitting room, kitchen, utility, guest cloakroom, rear hall and two large full standing height barrel top cellars. To the first floor there are three double bedrooms, a family bathroom and separate WC. Also benefiting from a good size enclosed south west facing rear courtyard garden, gas combi central heating, and no upward chain. Early viewing highly recommended. Note; This property is NOT Grade II listed.



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#### Reception Hall

A panelled period front door, with archtop window light above, opens to the reception hallway. With radiator, carpet, doorways to the living room and kitchen, access to the first floor stairs.

#### Living Room

A cosy reception room offering an Adams style fire surround with tiled back, hearth and fire grate, two sash windows to the front elevation, radiator, carpet and doorway to the sitting room.

#### Sitting Room

With sash window overlooking the rear garden, fitted Butler's cupboard to one of the chimney breast alcoves, tiled fireplace with an inset coal effect electric fire, radiator, carpet and doorway to the rear hall.

#### Kitchen

Fitted with a range of wall and floor units, beech block effect work surfaces, tiled splash-backs and inset stainless steel sink and drainer with mixer tap. Sash window to the front aspect, radiator and planked oak effect vinyl flooring. Fitted extractor hood with light, gas cooker connection, and ample space for free standing appliances.

#### Utility

The utility has a work surface with plumbing for washing machine beneath and space for a tumble dryer. Wall mounted Worcester Greenstar 1000 gas combi central heating boiler, vanity wash hand basin with storage unit and chrome mixer tap, planked oak effect vinyl flooring, doorways to the guest cloakroom and rear hall.

#### Guest Cloakroom

With white low level push button WC, planked oak effect vinyl flooring.

#### Rear Hall

With window to the rear aspect, planked oak effect vinyl flooring, doorways to the utility, rear garden and cellar stairwell,

#### Cellars

Brick steps lead down to two large standing height barrel top cellars. With brick stillages and plenty of floor space for storage.

#### First Floor

##### Stairs & Landing

Offering half timber panelled walls, a galleried landing, window to the rear aspect, radiator, carpet and loft access.

##### Bedroom One

With sash window to the front of the property, fire surround with cast iron fire grate, radiator and carpet.

##### Bedroom Two

With fitted storage and shelving to one wall, window to the rear elevation, radiator and carpet.

##### Bedroom Three

A third double bedroom offering sash window to the front aspect, storage cupboard, fire surround with cast iron fire grate, radiator, carpet and Virgin Media connection.

##### Family Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome shower head mixer tap, pedestal wash basin with chrome taps. Window to the rear elevation, part tiled walls, storage cupboard, radiator and planked oak effect vinyl flooring.

##### Separate WC

With white low level push button WC, wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Obscure window to the rear aspect and vinyl flooring.

##### Outside

To the rear of the property is an enclosed spacious and private south west facing courtyard. With ginnel access to the front of the house, paved and gravelled patio areas, borders and flowerbeds.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

No upward chain

##### Services

Mains gas, water, electricity and drainage.  
Gas combi central heating

##### Viewings

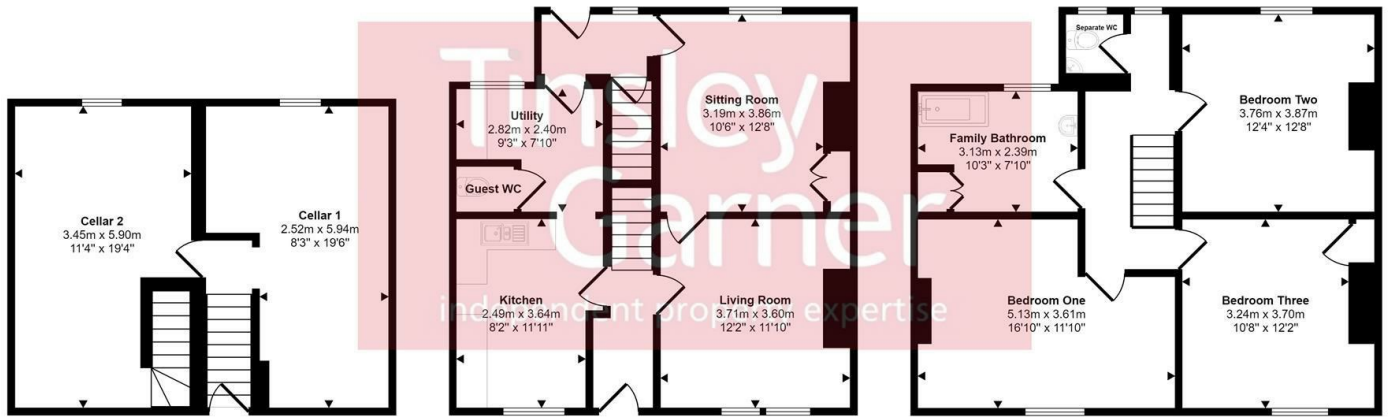
Strictly by appointment via the agent







Approx Gross Internal Area  
163 sq m / 1756 sq ft



Lower Ground  
Approx 43 sq m / 466 sq ft

Ground Floor  
Approx 56 sq m / 601 sq ft

First Floor  
Approx 64 sq m / 688 sq ft

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		39	69
England & Wales		EU Directive 2002/91/EC	