



15, Melrose Avenue, Stone, ST15 8SU



Asking Price £215,000

A smart, well presented modern town house in a popular and sought after cul-de-sac location on the southern outskirts of town, close to the canal, within walking distance of St Michael's Primary School and within easy reach of the town centre. This is a well presented house which offers nicely proportioned accommodation with good living room, modern kitchen with space for dining, two double bedrooms and modern bathroom which has been remodelled to incorporate a shower enclosure. Step outside and you will discover a sunny south facing rear garden and off road parking for two cars. A lovely house in a great location convenient for everything Stone has to offer.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Porch
With part glazed upvc outer door.

Lounge
Good size sitting room with window to the front of the house and door through to the kitchen. Period style fireplace with marble hearth, turned staircase to the first floor landing. TV aerial connection. Radiator.

Dining Kitchen
A stylish modern kitchen with space for dining. Fitted with an extensive range of wall & base cabinets with light wood effect doors and contrasting black granite effect work surfaces with inset sink unit. Space for slot in cooker with fitted extractor, plumbing for washing machine. Rear facing window and door to the gardens. Radiator.

Landing

Bedroom 1
Double bedroom with window to the rear of the house. Radiator.

Bedroom 2
Smaller double bedroom with window to the front of the house. Radiator.

Bathroom
A smart re-configured bathroom featuring a white suite with; bath, walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Shower wall panelling to the wet areas. Window to the side of the house. Radiator.

Outside
The house is in a lovely position at the end of the cul de sac close to the canal tow path. Small garden to the front and private parking for two cars. Enclosed garden to the rear mainly lawn with planted borders, wooden deck and wooden garden shed.

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

Council Tax Band

Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
56 sq m / 605 sq ft



Ground Floor
Approx 28 sq m / 304 sq ft

First Floor
Approx 28 sq m / 301 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			71
(81-91) B			
(69-80) C			
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	