

**Tinsley  
Garner**  
independent property expertise



50, Longfield Avenue, Stone, ST15 0DN



Offers Over £200,000

P is for potential, and this property has it in spades! A traditional bay fronted semi in a quiet cul-de-sac location on the edge of town, walking distance to local shops and schools, close to the leisure centre and within ½ mile of Stone town centre. The house has been in the same ownership for many years and whilst well maintained it does nevertheless offer future owners the opportunity to stamp their own mark. Good size accommodation featuring; entrance porch, sitting room with bay window, separate dining room, kitchen, three bedrooms and wet room. Step outside and you will find a sunny enclosed rear garden, off road parking and a detached garage. Upvc double glazed and gas central heating with a modern boiler. Offered for sale with no upward chain.



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#### Porch & Hall

#### Lounge

Bay window to the front of the house, brick built chimney breast & TV plinth with open fire. TV aerial connection. Radiator.

#### Kitchen

Fitted with a range of wall & base cupboards, stainless steel sink unit, gas cooker connection point & plumbing for washing machine. Rear facing window and door to the side of the house.

#### Cloakroom & WC

#### Dining Room

Sliding patio windows to the rear of the house opening to the patio. Radiator.

#### Landing

Window to the side of the house.

#### Bedroom 1

Double bedroom with window to the front of the house. Storage to the chimney recess. Radiator.

#### Bedroom 2

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

#### Bedroom 3

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

#### Wet Room

Adapted for persons with mobility issues, shower area with electric wall mounted shower, wall mounted basin & WC. Ceramic wall tiling to full height and window to the side of the house.

#### Outside

Off road parking for 1 (possibly 2 small) cars, leading to a detached sectional garage. Enclosed rear garden which is hard landscaped for ease of maintenance and planted borders..

#### General Information

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

#### Council Tax Band B

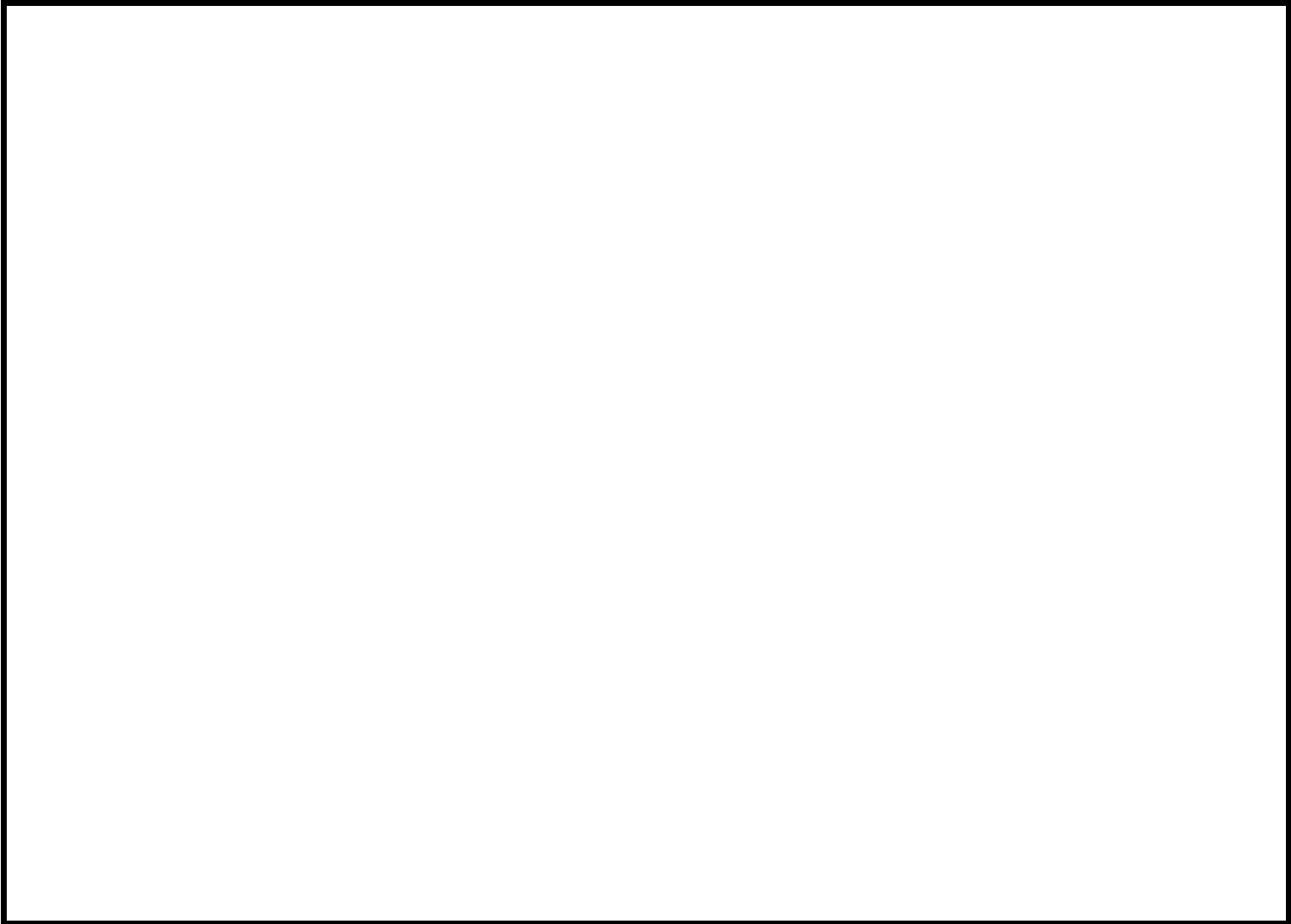
#### Tenure; Freehold


#### Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion





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			
		72	86
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 