

**Tinsley
Garner**
independent property expertise



74, The Fillybrooks, Stone, ST15 0DL



Asking Price £260,000

The house style that never goes out of fashion! A traditional bay fronted semi in a popular and sought after residential location on the outskirts of town. This is a well maintained house, presented to a high standard throughout and offers good size accommodation with open plan lounge / dining room, extended kitchen, downstairs shower room & loo, complemented upstairs by three well proportioned bedrooms and a stylish modern bathroom. Moving to the outside, the house occupies a large plot with off road parking for three cars and a sunny south west facing rear garden with space for outdoor living. Great location less than a mile from the town centre and within easy reach of local schools, Stone Leisure Centre and a wide variety of amenities. NO UPWARD CHAIN.



01785 811 800

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



Recessed Porch

Entrance Hall

Spacious reception hall with part glazed front door and stairs to the first floor landing. Under stairs store cupboard. Radiator. The floor beneath the carpet is red quarry tile.

Lounge / Dining Room

A spacious open plan living space. The sitting room is to the front of the house with bay window, chimney breast with wooden period style fire surround, granite hearth, metal inset and living flame gas fire. Wood effect flooring extending through to the dining room. Radiator.

Dining Room

Adjoins the lounge with sliding patio windows to the rear opening to the garden. Radiator.

Kitchen

A smart modern kitchen featuring an extensive range of wall & base cupboards with white high gloss cabinet doors and contrasting black granite effect work surfaces with inset sink unit. Fitted appliances comprise; ceramic electric hob with stainless steel extractor and built-under electric oven, plumbing for washing machine and space for a fridge. Part ceramic tiled walls and wood effect flooring. Windows to the side and rear of the house. Radiator.

Rear Hall

With half glazed upvc door to the side of the house

Cloaks / Shower Room

White suite with shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Built-in storage. ceramic wall tiling to full height. Radiator.

Landing

Window to the side of the house

Bedroom 1

Double bedroom with window to the rear of the house. Chimney breast with feature period style fireplace.

Bedroom 2

Double Bedroom with bay window to the front of the house. Fitted wardrobes to one wall. Radiator.

Bedroom 3

Generous size single bedroom with window to the front of the house. Radiator.

Bathroom

Fitted with a stylish modern suite comprising; bath with glass shower screen and shower over, vanity basin & WC. Ceramic wall tiling to full height and wood effect floor. Radiator. Window to the rear of the house.

Outside

The house occupies a large plot, set well back from the road with good frontage providing parking for 2/3 cars. Attached single garage with up and over door, light & power. Fully enclosed garden to the rear which enjoys a sunny south westerly aspect, mainly lawn with mature planted borders and paved patio area to the rear of the house.

General Information

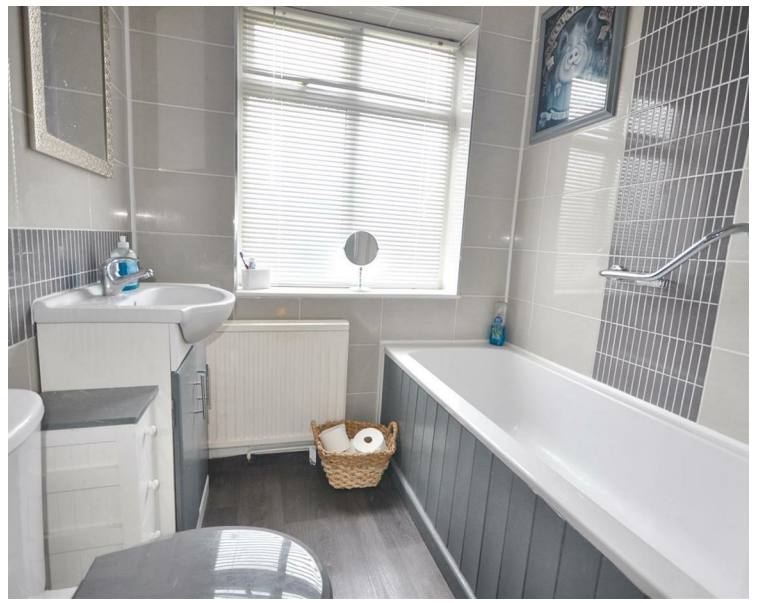
Services; Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band C

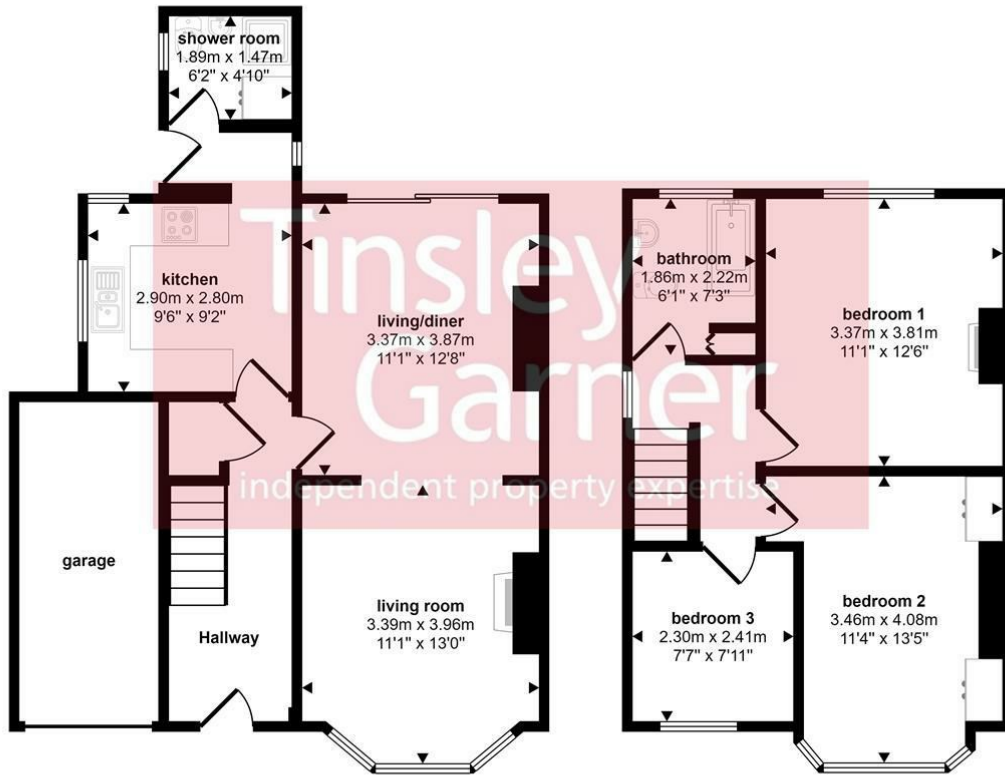
Tenure;Freehold

Viewing by appointment

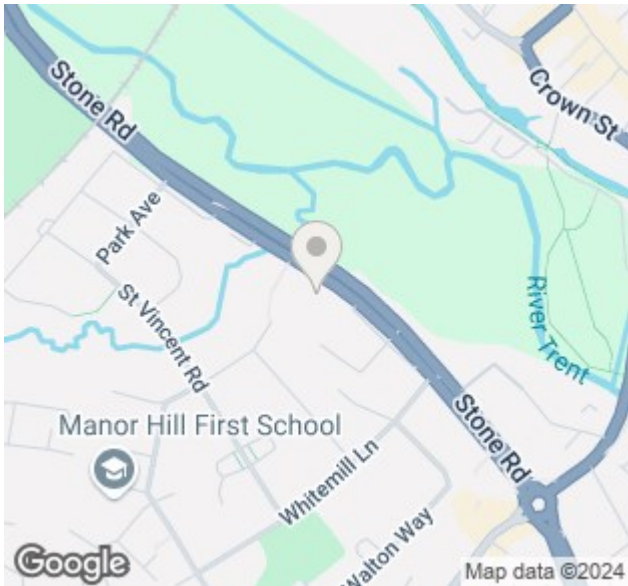
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
100 sq m / 1074 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			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	