

**Tinsley  
Garner**  
independent property expertise



45, Old Road, Stone, ST15 8JE



£180,000

A lovely Victorian mid-terrace home within strolling distance of Stone town centre. Well presented throughout and offering accommodation including: cosy living room with wood burning stove, kitchen diner with integral appliances, two double bedrooms, easy access large attic with plenty of storage space, and a family bathroom. Also benefitting from Upvc double glazed windows and doors, gas combi central heating, rear courtyard and good size garden. Set in a popular location just a stone's throw away from a host of local amenities and within easy reach of commuter routes. Early viewing essential.



01785 811 800

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



#### Entrance

A Upvc part obscure double glazed front door opens to the living room.

#### Living Room

A cosy reception room offering an open chimney breast with brick back, hearth and inset wood burning stove. Upvc double glazed window to the front of the house, wall light, Virgin Media connection, oak effect laminate flooring and doorway to the inner hallway.

#### Inner Hall

With oak effect laminate flooring, doorway to the kitchen diner and access to the first floor stairs.

#### Kitchen Diner

The kitchen is fitted with a range of painted wall and floor units, granite work surfaces and upstands, brick tile splash-backs and underset stainless steel sink with chrome mixer tap. Upvc double glazed window to the rear aspect, ceiling coving, chrome radiator, tiled floor, under stairs larder cupboard and doorway to the rear hall.

Appliances include: stainless steel gas hob with extractor and light above, integral electric oven, microwave and dishwasher. Wall cupboard housing a Baxi 600 gas combi central heating boiler. Plumbing for a washing machine.

#### Rear Hall

With tiled floor, storage cupboard, Upvc part obscure double glazed external door opening to the rear courtyard, and doorway to the bathroom

#### Bathroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps, WC, standard bath and panel with chrome taps, shower rail, curtain and Triton Enrich electric shower system above. Fully tiled walls and floor, Upvc obscure double glazed window to the side elevation, recessed ceiling lights, radiator and extractor fan.

#### First Floor

##### Stairs & Landing

With recessed lights and carpet.

##### Bedroom One

Offering a Upvc double glazed window to the front aspect, built-in wardrobes and storage to both chimney alcoves, ornate cast iron style fireplace, radiator, TV connection and carpet.

##### Bedroom Two

With two built-in wardrobes (one with access to the attic), Upvc double glazed window to the rear elevation, radiator and carpet.

#### Attic

With wooden drop down ladder, eaves storage cupboards and Velux skylight window.

#### Outside

##### Front

With mature hedgerow, slate chipping frontage, timber fence panelling, front boundary wall with gate and pathway to the front door.

##### Rear

To the rear of the house is an enclosed courtyard with secure brick store, gateways across a communal pathway to a private enclosed good size garden with lawn, pathway, and timber fence panelling.

#### General Information

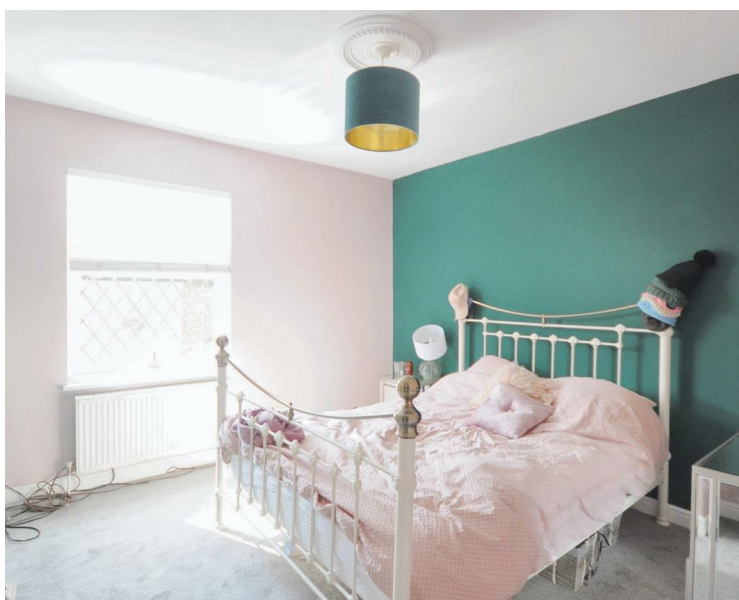
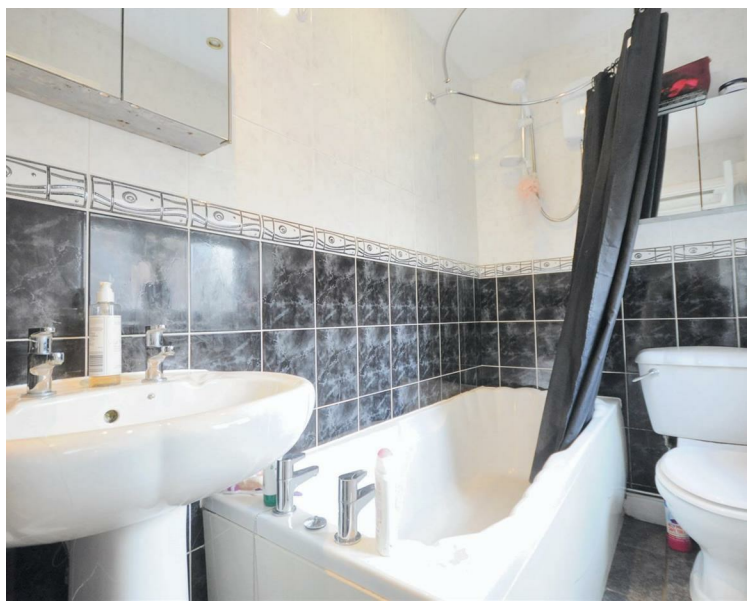
For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band B

#### Services

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

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
69 sq m / 745 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			
		51	81
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	