

**Tinsley  
Garner**

independent property expertise



36, Station Road, Stone, ST15 8EW



£440,000

A lovely Victorian family home conveniently located within strolling distance of Stone town centre, local schools, and the railway station. The property has been sympathetically renovated by the current owners to a high specification throughout whilst maintaining an array of period features but now offering modern living. The spacious accommodation comprises; reception hallway, living room, kitchen diner, cellar, utility area, and ground floor bathroom/guest cloakroom. To the first floor there are three double bedrooms and a shower room/wet room. Also benefitting from gas combi central heating, secondary glazing, and a low maintenance enclosed rear courtyard garden with parking area.

Early viewing essential.



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



#### Reception Hall

A part obscure glazed panelled wooden front door with window light above opens to the reception hallway. With ornate ceiling rose, coving and archway, radiator, original Minton tile floor, doorway to the living room and access to the first floor stairs.

#### Living Room

A spacious reception room offering secondary glazed sash bay windows to the front elevation, further secondary glazed sash window overlooking the rear courtyard, feature chimney breast opening with tiled back, hearth and inset wood burning stove. Ornate ceiling roses and coving, two radiators, fitted alcove storage and shelving, part exposed floorboards and part tiled floor, TV connection, and an archway to the kitchen diner.

#### Kitchen Diner

A contemporary kitchen fitted with a range of wall and floor units, under wall unit lighting, contrasting iroko hardwood solid block work surfaces with tiled splash-backs and underset ceramic twin sink with chrome swan neck mixer tap. Recessed ceiling lights, two Upvc double glazed windows to the side aspect and external door opening to the rear courtyard. Solid oak parquet flooring, radiator, doorways to the cellar and the utility area.

Appliances including: induction hob with extractor fan and light above, integral electric oven, microwave, fridge, freezer, and dishwasher.

#### Cellar

Brick steps lead down to a standing height good size cellar with lighting and stillage

#### Utility Area

With bespoke fitted storage and shelving, recessed ceiling lights, solid oak parquet flooring, and wall mounted Worcester gas combi central heating boiler. Doorway to the bathroom/guest cloakroom.

With plumbing for a washing machine and space for a tumble dryer.

#### Bathroom/Guest Cloakroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome twin shower head mixer tap, inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling lights, skylight window, part tiled walls, towel radiator and tiled floor.

#### First Floor

##### Stairs & Landing

A galleried, split level landing, with carpet throughout, recessed ceiling lights, two radiators, ornate ceiling coving, roses and archway.

#### Bedroom One

A large bedroom offering built-in alcove wardrobes and storage, two secondary glazed sash windows to the front of the property, recessed ceiling lights, ornate coving and rose, decorative fireplace, exposed floorboards, two radiators, loft access and TV connection.

#### Bedroom Two

With secondary glazed sash window to the rear aspect, decorative fireplace, recessed ceiling lights, ornate coving and rose, exposed floorboards, radiator, and TV connection.

#### Bedroom Three

A third double bedroom, offering a double glazed to the rear aspect, recessed ceiling lights, decorative fireplace, radiator, TV connection, and carpet.

#### Shower Room/Wet Room

Fitted with a modern suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and wall mounted chrome mixer tap, oversize walk-in shower enclosure with remote control mains fed twin head thermostatic shower system. Secondary glazed obscure window to the side elevation, recessed ceiling lights, storage cupboard, part tiled walls, tiled floor and towel radiator.

#### Outside

##### Front

The property is approached via a wrought iron gate opening to a pathway with steps leading to an open porch before the front door. With stocked borders, flowerbeds, access to the rear courtyard via a pathway and wooden gate.

##### Rear

The low maintenance rear courtyard offers a paved patio area, walled boundary, external power connections, Parking area with gated access, and further pedestrian gateway, off Northesk Street.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

#### Services

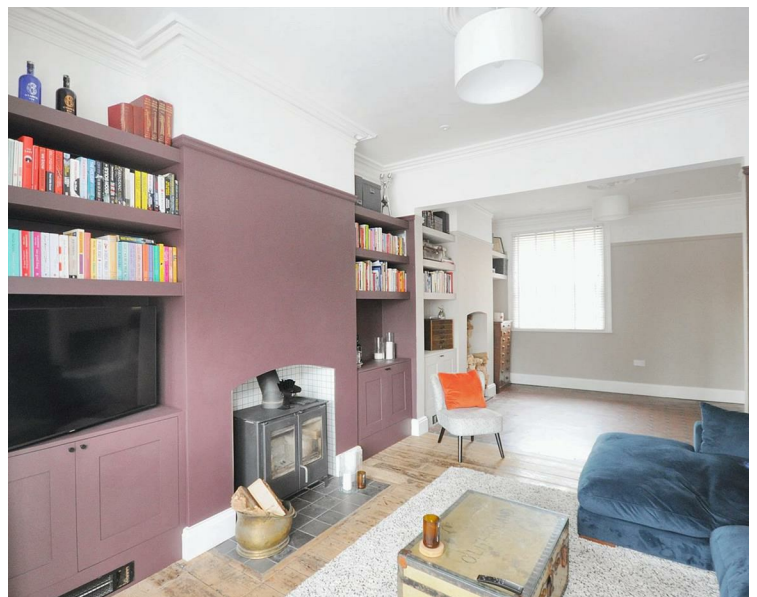
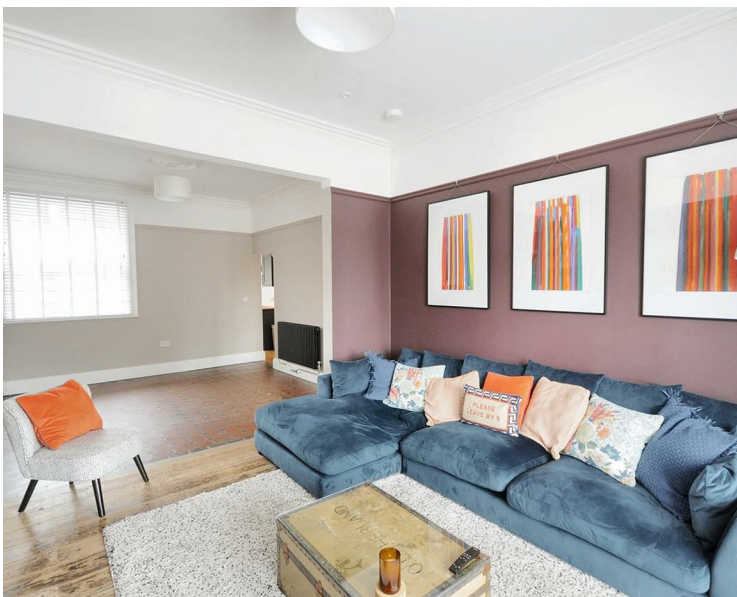
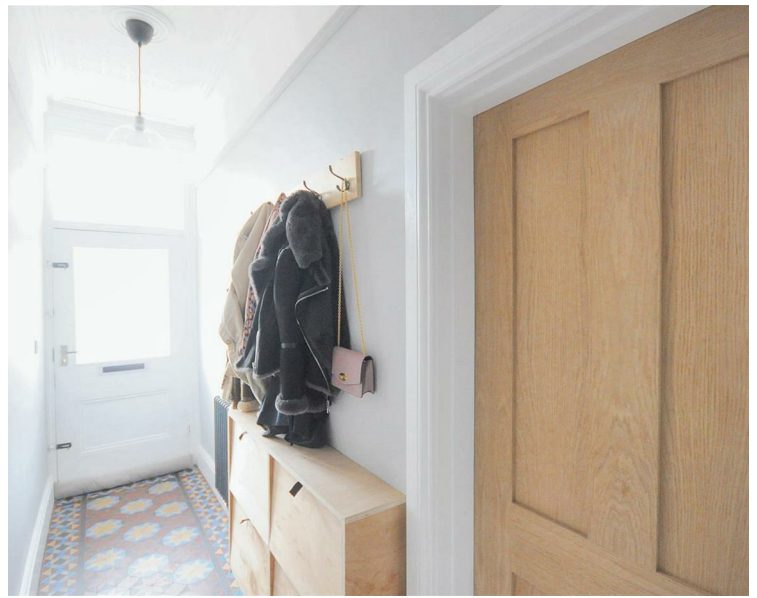
Mains gas, water, electricity and drainage.

Gas combi central heating (Dual zone heating controlled by Nest, with one thermostat in the second living area, the other in bedroom one.)

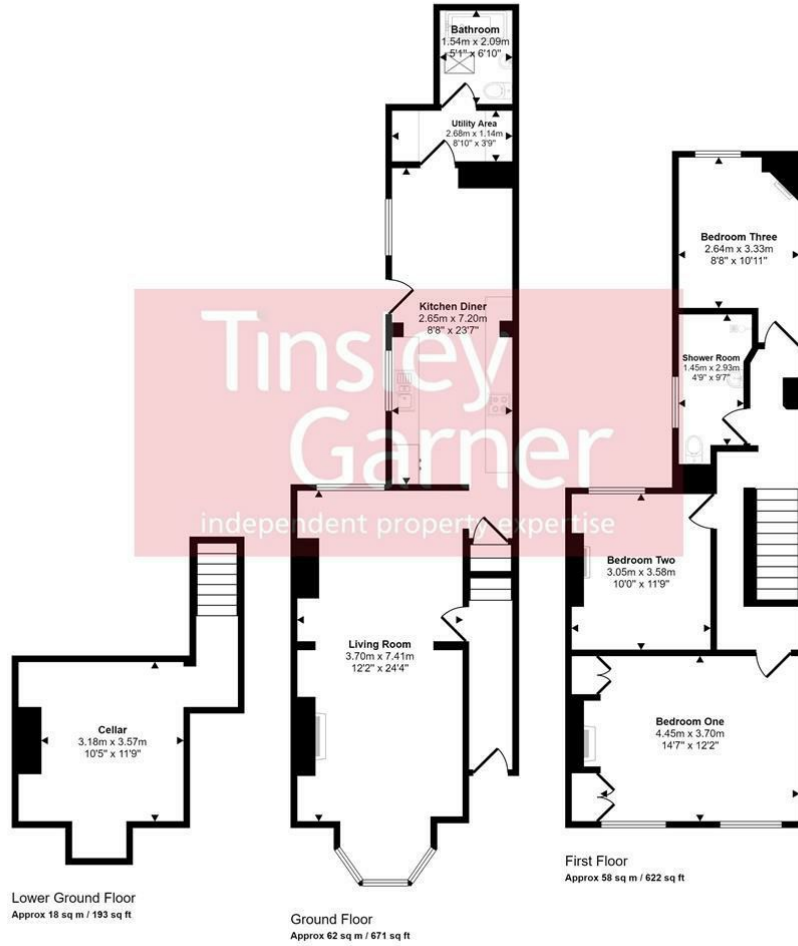
Council Tax Band D

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
138 sq m / 1486 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.

