

**Tinsley
Garner**
independent property expertise



88, The Fillybrooks, Stone, ST15 0DL



Asking Price £175,000

A pretty, traditional terrace cottage situated in a popular location on the outskirts of Stone town centre. Extensively updated by the current owners and far more spacious than outer appearances might suggest featuring: entrance porch, open plan living / dining room with wood burning stove, modern kitchen with fitted appliances, complemented upstairs by two bedrooms and a stylish modern bathroom and cleverly configured landing which allows both bedrooms access to the bathroom without compromising privacy. Lovely sunny garden to the rear with large patio and plenty of space for outdoor living and off road parking is possible on the wide pavement at the front of the house. Very convenient location within half a mile of Stone town centre, walking distance to local shops and within easy reach of a wide range of amenities.



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



Entrance Porch

Fully enclosed porch with part glazed outer door, ceramic tiled floor.

Open Plan Lounge / Dining Room

A spacious open plan living area with space for dining. The lounge area is to the front of the house featuring a brick chimney breast with quarry tile hearth and wood burning stove. TV aerial connection. Radiator.

The dining area is to the rear with window overlooking the courtyard & garden, Door through to the kitchen and enclosed staircase. Radiator

Kitchen

The kitchen features an extensive range of wall & base cabinets with traditional style painted effect cabinet doors and contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with extractor over, built-under electric oven, space for an upright refrigerator, plumbing for washing machine and space for a dryer. Ceramic tiled floor and part tiled walls, chrome heated towel radiator. Windows to the side and rear and half glazed door to the side.

Landing

Bedroom 1

Spacious double bedroom with window to the front of the house. Radiator.

Bedroom 2

Generous single bedroom with rear facing window overlooking the garden. Radiator.

Bathroom

A stylish modern bathroom which features a white suite with 'P' shaped bath with shower over, pedestal basin & WC. Ceramic tiled floor and part tiled walls, chrome heated towel radiator. Skylight window.

Outside

The house is in a slightly elevated plot with forecourt garden and off road parking possible on the wide pavement at the front. Alleyway to the side giving access to a pleasant, fully enclosed south west facing garden. The large garden features a paved patio area immediately to the rear, yard and lawn area with space for a garden shed / play area at the end of the garden.

Super location on the edge of the town centre, strolling distance to local amenities, close to the leisure centre and about 10/15 mins walk to Stone High Street.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating. Upvc double glazed windows & doors.

Council Tax Band B

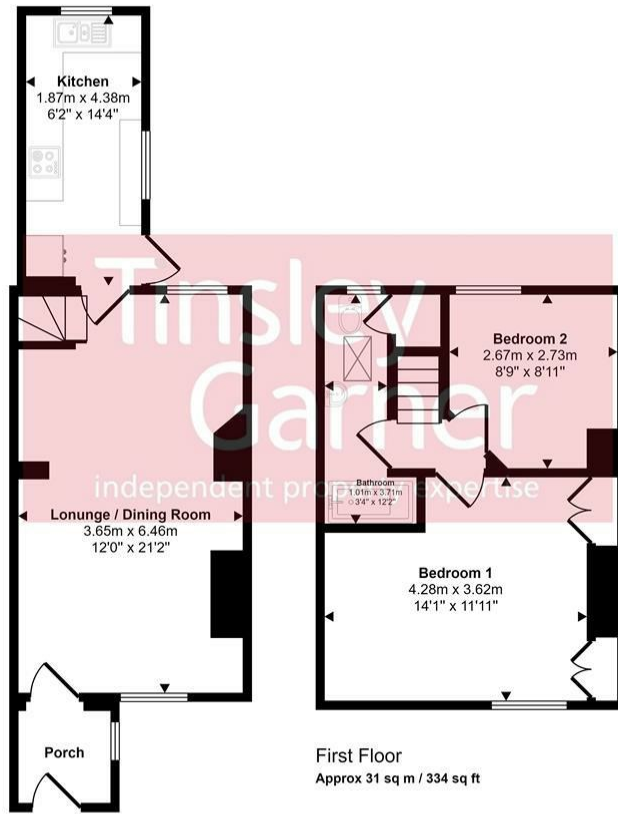
Tenure; Freehold

Viewing by appointment

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



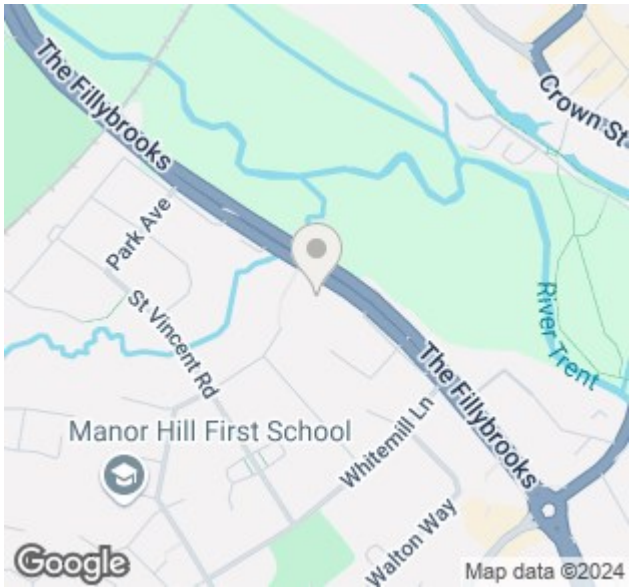
Approx Gross Internal Area
66 sq m / 709 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft

First Floor
Approx 31 sq m / 334 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	