

**Tinsley
Garner**
independent property expertise



3, Melrose Avenue, Stone, ST15 8SU



Asking Price £210,000

A modern townhouse situated in a popular & sought after cul-de-sac location with gardens backing onto the canal. This well proportioned house offers accommodation featuring; entrance hall, open plan lounge / dining room with patio windows opening to the gardens and canal views, kitchen with integrated appliances, two good size bedroom and bathroom. Sunny west facing rear garden with views over the canal and off road parking for two cars. Ideally located in a quiet cul-de-sac position on the southern outskirts of town, walking distance to the town centre and within easy reach of St Michael's School and a host of amenities.



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Entrance Hall

Reception area with part upvc glazed front door & tiled floor. Electric storage heater. Doors to the living room & kitchen.

Lounge / Dining Room

Spacious living room with rear facing patio doors opening to the gardens and open views over the canal. Wood effect flooring and turned staircase to the first floor landing. TV aerial connection. Electric storage heater.

Kitchen

Fitted with a range of wood effect wall & floor units, black marble effect work surfaces with inset stainless steel sink & drainer with chrome mixer tap & tiled splash-backs, Upvc double glazed window to the front aspect & tiled floor. Appliances include: stainless steel gas hob with extractor hood & light over & integral electric oven. With plumbing for washing machine & space for an upright fridge freezer.

Landing

Access hatch to loft space with drop down ladder, light & boarded for storage purposes. Storage heater.

Bedroom 1

Double bedroom with window to the front of the house. Wood effect floor and built-in cupboard. Storage heater.

Bedroom 2

Window to the rear of the house enjoying open views over the canal and farmland. Wood effect floor. Storage heater.

Bathroom

Fitted with a white suite comprising; bath with electric shower over, vanity basin & WC. Part ceramic tiled walls and wood effect flooring. Electric heater.

Outside

The house is in a lovely position backing on to the Trent & Mersey canal in a cul-de-sac position on the southern outskirts of Stone. Small lawn garden to the front and enclosed west facing rear garden with paved patio and lawn area. Off road parking for 2 cars in a driveway adjacent to the property. Great location with easy access to the canal tow path for a leisurely stroll into town or an escape to the countryside, strolling distance to St Michael's School and within easy reach of a host of amenities.

General Information

Services; Mains water, electricity & drainage, Electric central heating. Mains gas is connected to the property.

Tenure; freehold

Council Tax band B

Viewing by appointment

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





Ground Floor

First Floor

Total Area: 57.1 m²
 All contents, positioning & measurements are approximate and for display purposes only



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		