



84, Priory Road, Stone, ST15 8NN



£185,000

A modernised and well presented end-terrace family home. Offering spacious accommodation including; hallway, fitted kitchen, living room diner, guest cloakroom, three good sized bedrooms, and a family bathroom. Also benefitting from front and rear gardens, Upvc double glazed windows and doors throughout, gas combi central heating, and readily available on-road parking. Located in a quiet position within walking distance of Stone town centre, local schools and amenities.  
NO UPWARD CHAIN - Early Viewing Essential



01785 811 800

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



#### Hallway

A Upvc part obscure double glazed front door opens to the hallway. With Upvc double glazed window to the side aspect, parquet wood effect laminate flooring, doorways to the living room diner and kitchen, access to the first floor stairs.

#### Living Room/Diner

A large reception room offering two Upvc double glazed windows to the front and rear elevations, fireplace with inset living flame gas fire, two radiators, TV connection, and parquet wood effect laminate flooring

#### Kitchen

Fitted with a range of gloss white finish wall and floor units, contrasting black work surfaces with brick tile splash-backs and an inset stainless steel sink and drainer with chrome mixer tap. Upvc double glazed window to the front aspect, tile effect laminate flooring, radiator, under stairs storage area, doorway to the guest cloakroom, and Upvc part obscure double glazed external door opening to the rear garden.

With plumbing for both a dishwasher and washing machine, spaces for a free standing cooker and upright fridge freezer.

#### Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and vanity wash hand basin with storage unit, tiled splash-back, and chrome mixer tap. Upvc double glazed window to the rear aspect and tile effect laminate flooring.

#### First Floor

##### Stairs & Landing

With carpet throughout, loft access, and storage cupboard housing a wall mounted Worcester Greenstar 28i gas combi central heating boiler.

##### Bedroom One

Offering a Upvc double glazed window to the front of the property, large storage cupboard/wardrobe, radiator, and carpet.

##### Bedroom Two

With radiator, carpet, and Upvc double glazed window overlooking the rear garden.

##### Bedroom Three

A third double bedroom with a Upvc double glazed window to the front aspect, radiator, and carpet.

#### Family Bathroom

Fitted with a white suite comprising; standard bath, panel and shower screen with chrome taps and Triton Enrich electric shower system above, vanity wash hand basin with storage unit and chrome mixer tap, low level push button WC. Two Upvc obscure double glazed windows to the rear aspect, part tiled walls, radiator, and tile effect vinyl flooring.

#### Outside

##### Front

The front garden has a gravelled frontage, shrub borders, timber fence panelling, and a pathway to the front door.

##### Rear

The enclosed rear garden offers a paved patio and pathway, lawn, timber fence panelling, and a side access gate.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band A

No upward chain.

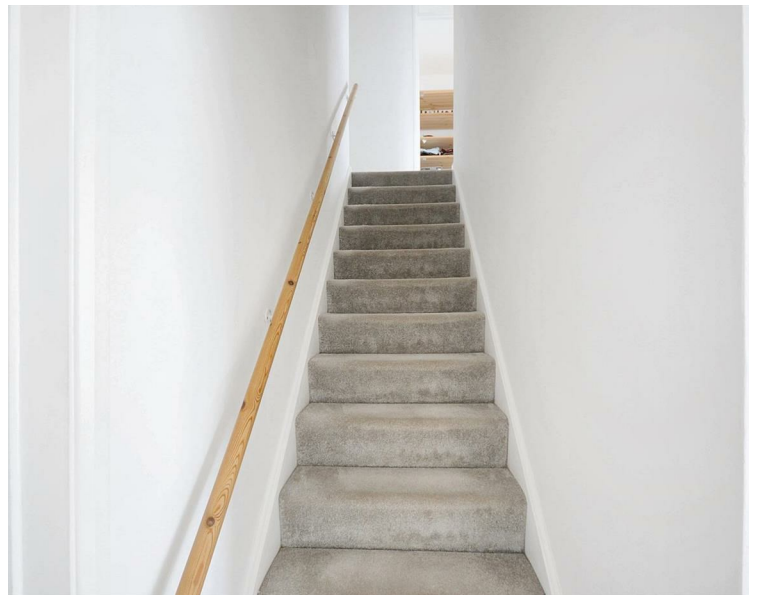
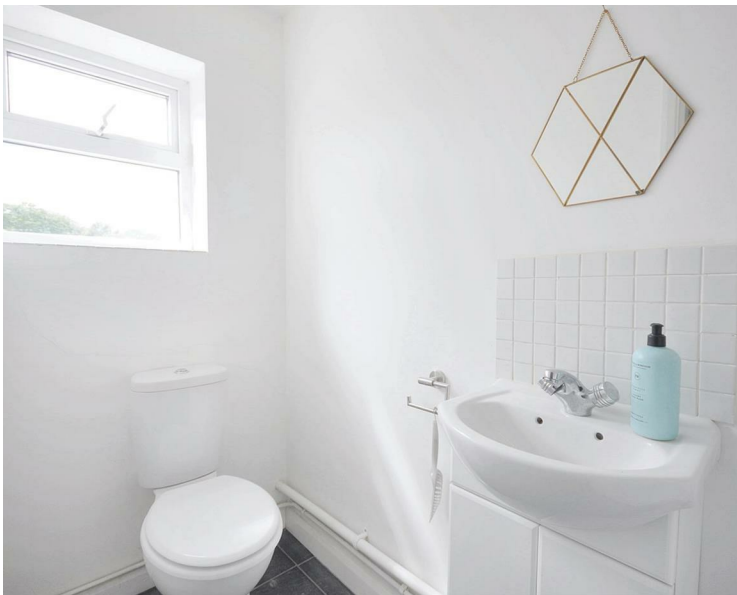
#### Services

Mains gas, water, electricity and drainage.

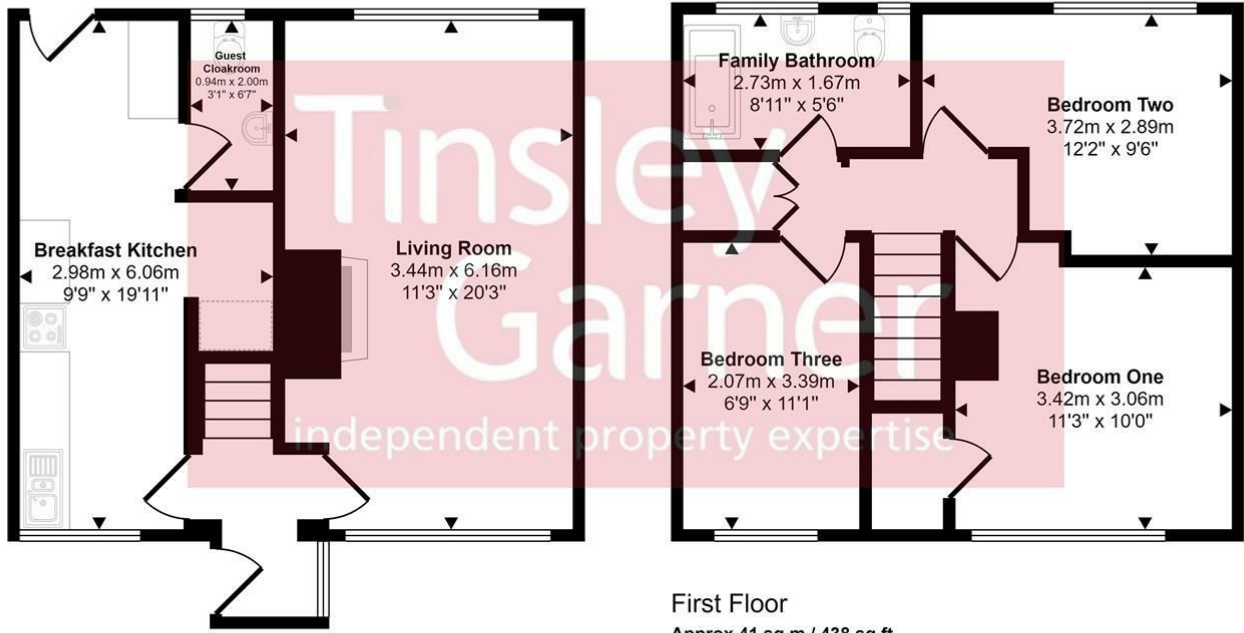
Gas combi central heating

#### Viewings

Strictly by appointment via the agent



Approx Gross Internal Area  
82 sq m / 887 sq ft



Ground Floor  
Approx 42 sq m / 449 sq ft

Denotes head height below 1.5m

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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	