

**Tinsley
Garner**
independent property expertise



37, Tunley Street, Stone, ST15 8HB



Asking Price £140,000

A traditional Victorian mid terrace house situated in a popular and sought after residential area within strolling distance of Stone town centre and the railway station. This is a lovely little house which offers huge potential and opportunity for future owners to stamp their own mark, offering good size accommodation with; sitting room, dining kitchen, downstairs shower room and two bedrooms benefiting from upvc double glazed windows and gas central heating. The roof was renewed approximately 4 years ago. Small yard to the rear and pedestrian access from Alma Street. A sensibly priced house in a great location close to everything Stone has to offer. No upward chain.



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



Entrance into...

Lounge

With half glazed upvc front door and window to the front of the house. Chimney breast with tiled fireplace and living flame gas fire. Radiator.

Kitchen

Good size kitchen with space for a small dining table. Traditional style wall & base cupboards with work surfaces and sink unit. Electric cooker connection. Windows to the rear and side of the house and upvc half glazed back door. Chimney breast with raised hearth and gas fire, enclosed staircase to the first floor landing. Radiator.

Shower Room

White suite comprising; shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tile walls and window to the side of the house. Radiator.

Landing

Bedroom 1

Double bedroom with window to the front of the house. Radiator.

Bedroom 2

Double bedroom with window to rear of the house. Fitted wardrobe. Radiator.

Outside

The house has a small enclosed rear yard which adjoins a common outside space shared with neighbouring houses on Tunley Street and Alma Street. Pedestrian access to the rear.

General Information

Services; Mains gas, water, electricity & drainage. Gas central heating

Tenure; Freehold

Council Tax Band B

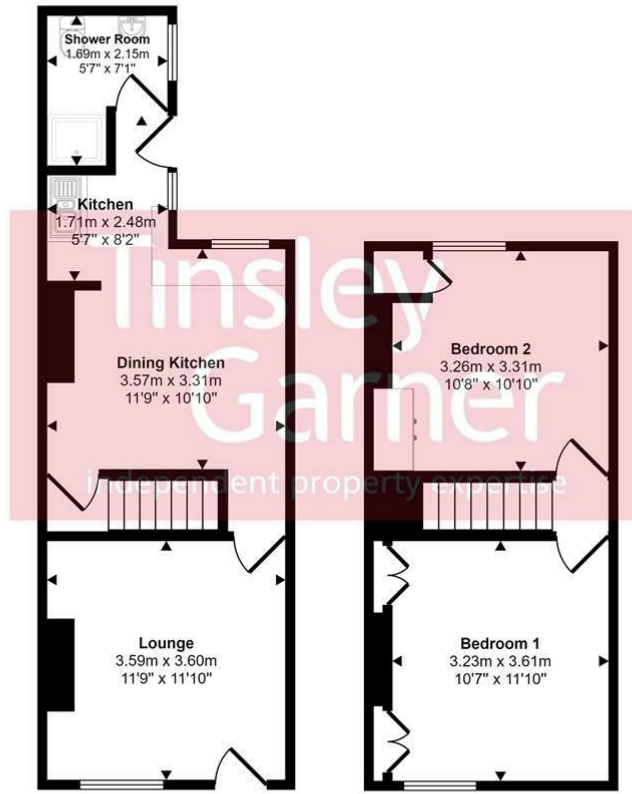
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



Approx Gross Internal Area
62 sq m / 669 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			
		64	81
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			
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Not environmentally friendly - higher CO ₂ emissions			
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