



9, St. Georges Road, Stone, ST15 8BS



£210,000

An extended semi-detached family home set in a quiet cul-de-sac location within strolling distance of Stone town centre. With spacious accommodation including; reception hallway, living room diner, breakfast kitchen, inner hall, guest cloakroom, three bedrooms, and a wet room. The property is approached via a block paved driveway providing off road parking before an integral garage and also benefits from, Upvc double glazed windows and doors throughout, gas combi central heating, and an enclosed mature garden to the rear.

A lovely property in a very convenient location - Viewing highly recommended
NO UPWARD CHAIN



01785 811 800

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



Entrance Hall

A Upvc part obscure double glazed front door opens to the hallway, with Upvc double glazed window to the side aspect, carpet, radiator, doorway to the living room diner, and access to the first floor stairs.

Living Room Diner

A spacious reception room offering a stone fireplace with inset living flame gas fire, Upvc double glazed bay window to the front elevation and sliding patio door opening to the rear patio. With ceiling coving, two wall lights, radiator, carpet, and doorway to the breakfast kitchen.

Breakfast Kitchen

Fitted with a range of wall and floor units, marble effect work surfaces with tiled splash-backs, stainless steel sink and drainer with chrome mixer tap. Two Upvc double glazed windows and external door to the rear garden, radiator, tiled floor, and door opening to the inner hallway.

With space for a freestanding gas cooker, plumbing for a washing machine, space for a tumble dryer and additional appliances.

Inner hall

Offering a large under stairs storage area, wood effect laminate flooring, doorways to the guest cloakroom and integral garage.

Guest Cloakroom

Fitted with a suite comprising; WC and wash hand basin with chrome taps. Tiled walls, radiator, laminate wood effect flooring, and extractor fan.

First Floor

Stairs & Landing

With Upvc double glazed window to the side aspect, loft access, and carpet.

Bedroom One

Offering a Upvc double glazed window to the front of the property, built-in wardrobes and storage to one wall, and radiator.

Bedroom Two

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

Bedroom Three

With storage cupboard, Upvc double glazed window to the front elevation, radiator, and carpet.

Wet Room

Fitted with a white suite comprising; WC, wall mounted wash hand basin with chrome taps, shower area with rail, curtain and Mira electric shower system. Fully tiled walls, chrome towel radiator, Upvc obscure double glazed window to the rear of the property, extractor fan, shaver point, and vinyl flooring.

Outside

The property is approached via a block paved driveway providing off road parking before an integral garage. The garage has a steel up and over door, lighting, power, and wall mounted Baxi Platinum gas combi central heating boiler.

Front

With stocked flowerbed, coach light before the front door, and side access to the rear garden.

Rear

The enclosed, tiered rear garden offers a paved patio area, steps, ornate walls, lawns, stocked flowerbeds and borders, mature hedgerow, pond, greenhouse, shed, and an external water connection.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains gas, water, electricity, and drainage.

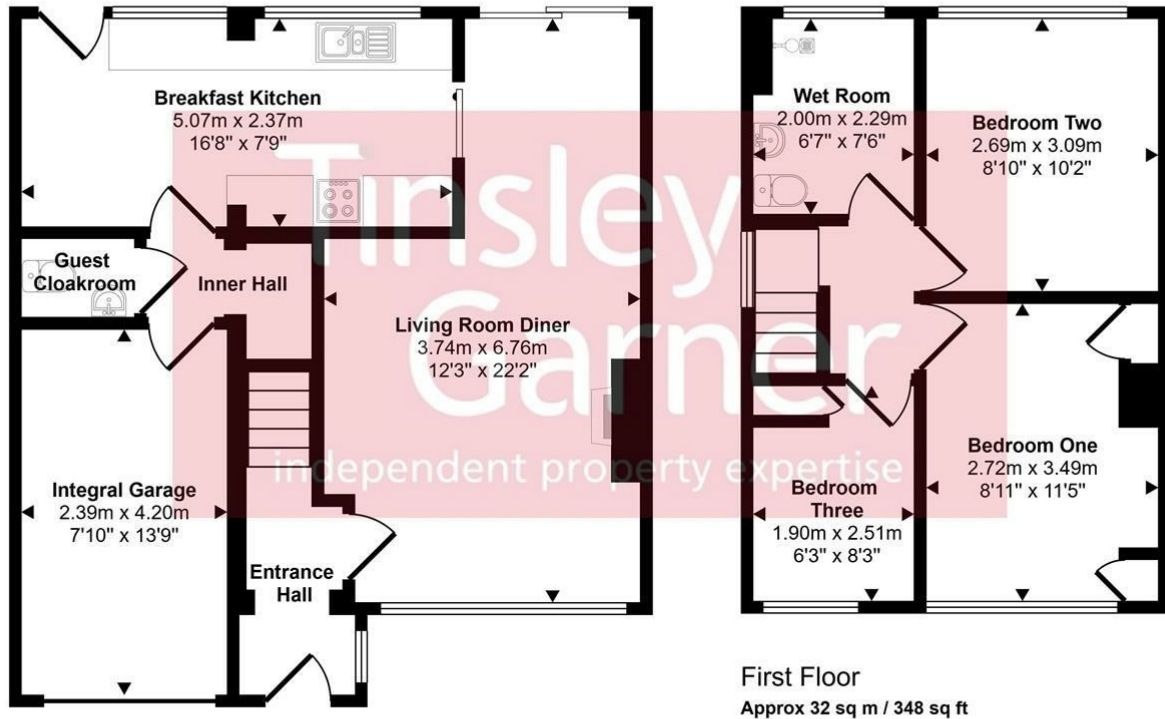
Gas combi central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
85 sq m / 917 sq ft



Ground Floor
Approx 53 sq m / 570 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.

