



2, Dominic Court, Stone, ST15 8EH



Asking Price £219,950

A lovely mid-terrace mews in a small, quiet and secluded courtyard development on the edge of Stone town centre. The well presented accommodation comprises; entrance hall, living room, kitchen diner, two double bedrooms and a family bathroom. The outside offers off road parking for two cars, a single garage along with mature front and rear gardens. Also benefitting from gas combi central heating plus Upvc double glazed windows and doors. This really is a great location for town living, being just moments from the town centre, a short walk to the railway station and with a host of amenities quite literally on the doorstep. Venture a little further from the front door and you'll find the canal tow path and some lovely country walks within easy reach.  
Early Viewing Essential - NO UPWARD CHAIN





#### Entrance Hall

A Upvc part obscure double glazed front door opens to the small hallway. With radiator, carpet, doorway to the living room and access to the first floor stairs.

#### Living Room

A spacious reception room offering a Upvc double glazed bay window to the front of the property, ceiling coving, wall mounted electric fire, radiator, carpet, BT Open Reach connection, TV connection and doorway to the kitchen diner.

#### Kitchen Diner

Fitted with a range of wood finish wall and floor units, contrasting granite effect work surfaces with tiled splash-backs and inset ceramic sink and drainer with chrome mixer tap. Two Upvc double glazed windows and part obscure double glazed external door opening to the rear garden, large under stairs storage cupboard, radiator and tiled floor. Wall cupboard housing a Vaillant Eco Tec Pro 28 gas combi central heating boiler.

Offering an integral fridge and freezer, fitted extractor fan with light above a space for a free standing gas cooker. Plumbing for a washing machine.

#### First Floor

##### Stairs & Landing

With carpet throughout, storage cupboard and loft access.

##### Bedroom One

Offering a Upvc double glazed window to the front aspect, built-in double wardrobe and storage, radiator and carpet.

##### Bedroom Two

A second double bedroom, with carpet, radiator and Upvc double glazed window overlooking the rear garden.

##### Family Bathroom

Fitted with a white suite comprising; WC, pedestal wash hand basin with chrome taps, standard bath, panel and shower screen with chrome taps and Triton T80 electric shower system above. Part tiled walls, Upvc obscure double glazed window to the rear aspect, radiator, extractor fan and vinyl flooring.

#### Outside

The property is approached via a tarmac driveway providing off road parking for one car before the front garden. There is an additional parking space in front of the single garage located within the communal access road to this small development. The garage has a steel up and over door.

#### Front

With mature tree, lawn, shrub borders and pathway to the front door.

#### Rear

The delightful enclosed rear garden offers a paved patio area, gravelled flowerbeds, mature tree, timber fence panelling, and pathway with gated access onto Northesk Street.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

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  
65 sq m / 702 sq ft



#### Ground Floor

Approx 32 sq m / 347 sq ft

#### First Floor

Approx 33 sq m / 355 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.

