

**Tinsley  
Garner**  
independent property expertise



10, Stone Road, Rough Close, Stoke-On-Trent, ST3 7PT



£350,000

This substantial extended semi-detached property offers spacious and flexible accommodation, ideal for a large family or those looking for an annex. The property requires modernisation but offers lots of potential, subject to planning, for further development, the ground floor extension having being built on a raft intended to take a first floor above. With four reception rooms, conservatory, two kitchens, guest cloakroom, four bedrooms, two bathrooms and a standing height cellar. Also benefitting from off road parking for many vehicles, a very large detached garage, enclosed rear garden and much more.

NO UPWARD CHAIN - EARLY VIEWING ESSENTIAL



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



#### Entrance Porch

A uPVC double glazed front door opens to the porch with tiled floor, side windows and an internal panelled glazed door to the reception hall.

#### Reception Hall

With Minton tile floor, ceiling coving and rose, doorways to the dining room, sitting room, snug and access to the first floor stairs.

#### Dining Room

With uPVC double glazed windows to the front and side elevations, ceiling rose and coving, radiator, chimney breast opening and hearth.

#### Sitting Room

Offering a tiled fireplace, uPVC double glazed square bay window to the front aspect, ceiling rose and coving, three wall lights, radiator and archway to the living room.

#### Living Room

A very spacious reception room with uPVC double glazed square bay window to the front of the property, an Adams style fireplace, ceiling rose and coving, two wall lights, radiator and doorway to the inner hall.

#### Snug

A fourth good size reception room with uPVC double glazed window to the rear aspect, chimney breast, radiator and doorway to the under stairs store. The store has a floor hatch with steps leading down to a standing height cellar measuring 4.1m x 3.5m.

#### Main Kitchen

Fitted with a range of wall and floor units, work surfaces with tiled splash-backs, inset stainless steel twin sink with mixer tap, uPVC double glazed window to the rear elevation. Gas cooker connection, plumbing for washing machine and space for additional appliances.

#### Conservatory

A uPVC double glazed panel construction construction with two external doors opening to the rear garden, lighting and power sockets, three internal doors to the main kitchen, kitchen two and the guest cloakroom.

#### Guest Cloakroom

With WC.

#### Kitchen Two

Fitted with a range of wall and floor units, work surface with inset stainless steel sink and mixer tap. Archway to the inner hall.

#### Inner Hall

With loft access, doorways to living room, ground floor double bedroom and bathroom

#### Bedroom Four

With uPVC double glazed window overlooking the rear garden, ceiling coving and radiator.

#### Bathroom

Fitted with a suite comprising: standard bath and panel with chrome

taps, WC, pedestal wash hand basin with chrome taps. Part tiled walls, uPVC obscure double glazed window to the rear aspect and radiator.

#### First Floor

##### Stairs & Landing

With large galleried landing, radiator, ceiling rose and coving.

##### Bedroom One

Offering fitted wardrobes and storage to one wall, radiator and uPVC double glazed window overlooking the rear garden.

##### Bedroom Two

With two uPVC double glazed windows to the front and side aspects, built-in double wardrobe, wall light and radiator.

##### Bedroom Three

With uPVC double glazed window to the rear of the property, radiator and loft access.

##### Bathroom

Fitted with a suite comprising: boxed-in cast iron oversize claw foot bath with chrome taps and electric shower above, pedestal wash hand basin with chrome taps, WC. Obscure glazed window to the side aspect and further uPVC obscure double glazed window to the rear. Cupboard housing the hot water storage cylinder and wall mounted Alpha CD18R gas central heating boiler.

#### Outside

The property is approached via a private gravelled driveway providing off road parking for many vehicles before a very large detached garage measuring 7.6m x 6.7m.

The garage and a roller shutter door and second electric roller shutter door, internal stairs to loft storage space, rear window, side access door, lighting and power.

#### Front

To the front of the property is a wrought iron railed and gated courtyard with pathway to the front porch, hedgerows and flowerbeds.

#### Rear

The enclosed good size rear garden offers an Indian stone patio, pool, mature hedgerows and trees.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No Upward Chain

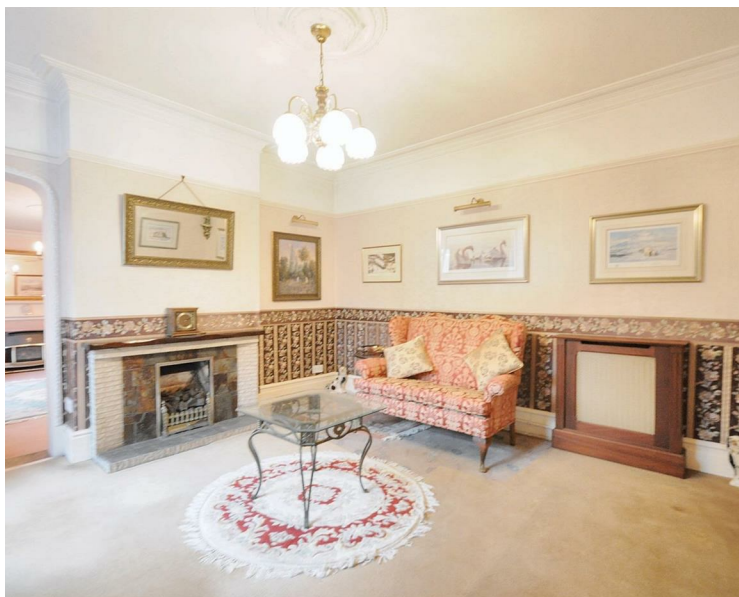
#### Services

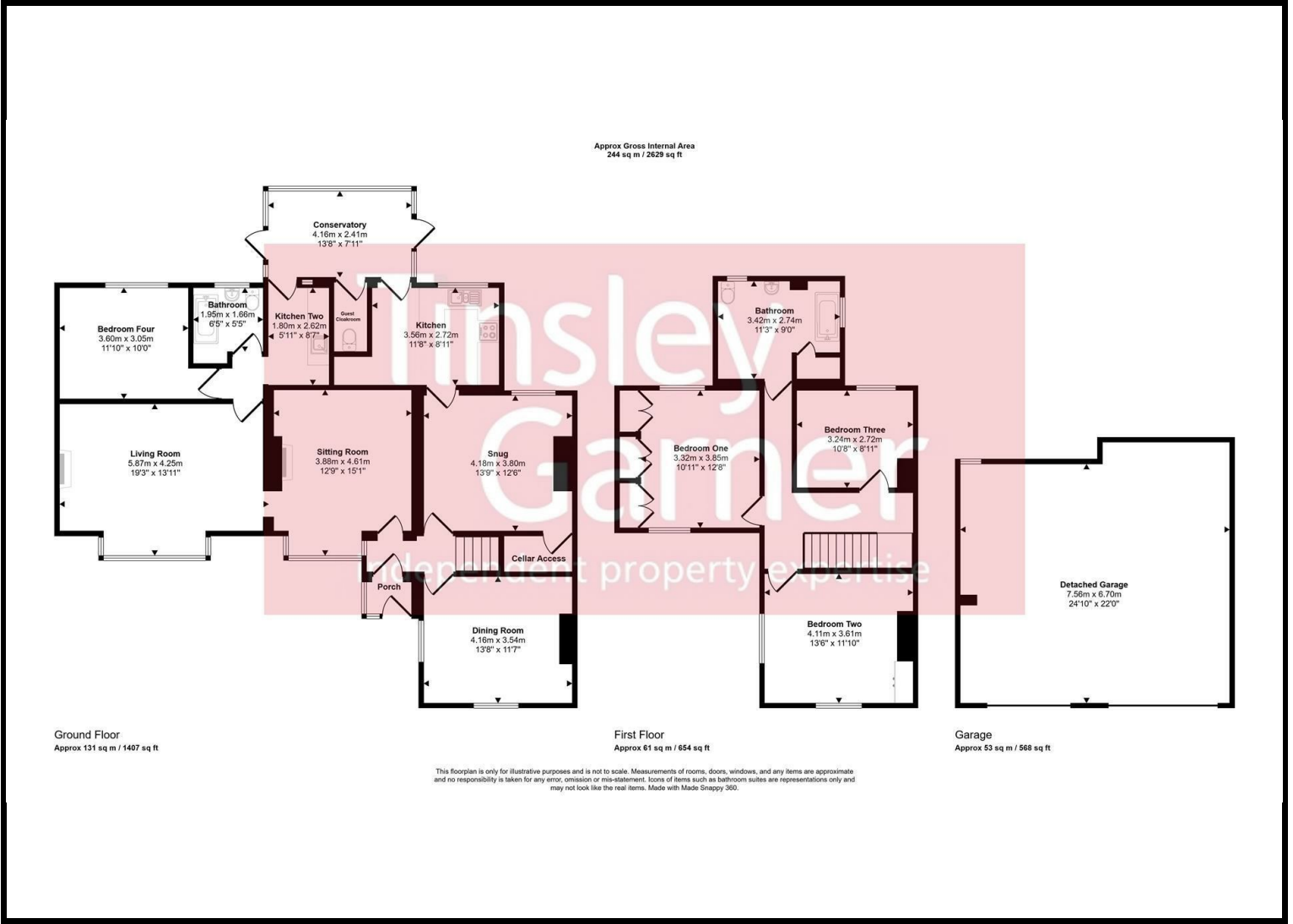
Mains gas, water, electricity and drainage.

Gas central heating.

#### Viewings

Strictly by appointment via the agent.





| 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 |         |           |
|                                             | 70      | 82        |
| 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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 55      | 69        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |