

**Tinsley  
Garner**  
independent property expertise



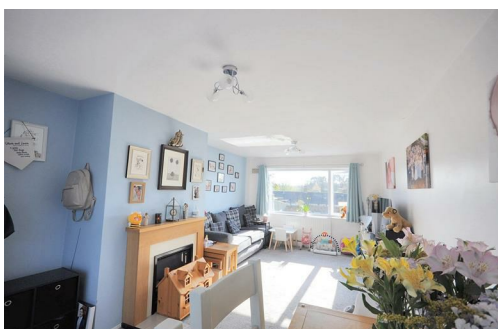
80, Priory Road, Stone, ST15 8NN



**Asking Price £180,000**

A modernised and well presented mid-terrace family home conveniently located within walking distance of Stone town centre, local schools and amenities. Offering spacious accommodation including; entrance hall, living room diner, fitted kitchen, utility, guest cloakroom, three double bedrooms and a family bathroom. The property also benefits from mature front and rear gardens, uPVC double glazed windows and doors throughout, gas combi central heating, and plenty of available on road parking for residents and visitors.

Early viewing essential.



01785 811 800

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



#### Entrance Hall

A uPVC part obscure double glazed front door opens to the hallway. With uPVC obscure double glazed window to the side aspect, radiator, carpet, 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, modern fireplace with inset feature electric fire, two radiators, TV connection and carpet.

#### Kitchen

Fitted with a range of grey finish wall and floor units, contrasting marble effect work surfaces with matching upstands and inset stainless steel sink and drainer with chrome mixer tap. Vinyl flooring, uPVC double glazed window to the front elevation, vertical radiator, under stairs storage area, doorways to the utility and guest cloakroom.

With integral dishwasher and wine chiller, fitted extractor hood with light above a space for a freestanding electric cooker.

#### Utility

With uPVC part obscure double glazed external door and window opening to the rear garden, vinyl flooring, plumbing for a washing machine and space for an upright fridge freezer.

#### Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Part tiled walls, uPVC obscure double glazed window to the rear aspect and vinyl flooring.

#### First Floor

##### Stairs & Landing

With carpet throughout, radiator, loft access, and storage cupboard housing a wall mounted Worcester 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 uPVC double glazed window to the front aspect, radiator, and carpet.

#### Family Bathroom

Fitted with a white suite comprising; offset bath, panel and shower screen with chrome taps and Aqualisa 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, fully tiled walls, chrome towel radiator, extractor fan and tiled floor.

#### Outside

##### Front

The front garden has a lawn, mature hedgerow, timber fence panelling, stocked borders and pathway to the front door.

##### Rear

The sunny aspect enclosed rear garden offers an Indian stone patio and pathway, lawn, mature hedgerow, timber fence panelling with rear access gate, garden shed and a brick built store.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band A

#### Services

Mains gas, water, electricity and drainage.

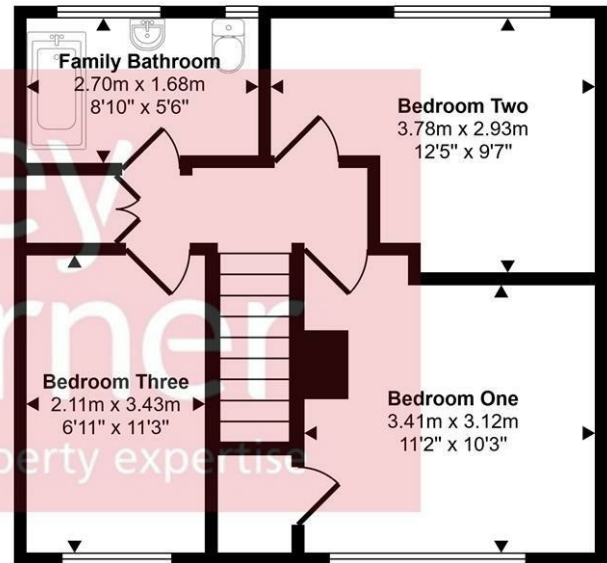
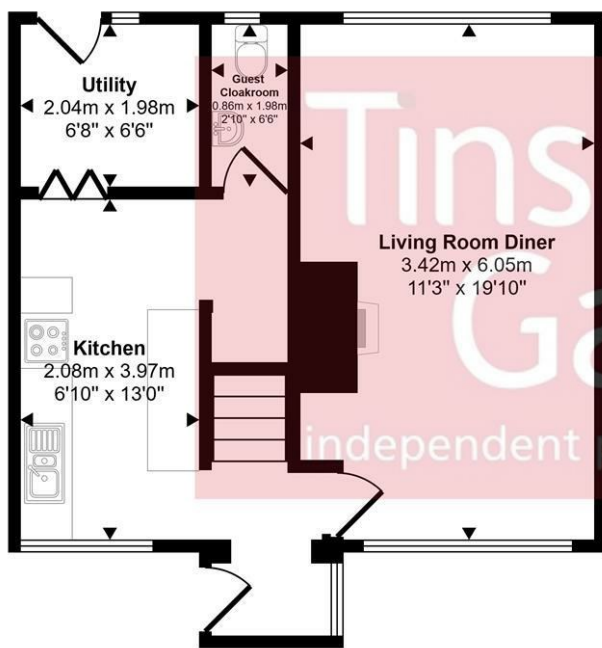
Gas combi central heating

#### Viewings

Strictly by appointment via the agent



Approx Gross Internal Area  
83 sq m / 896 sq ft



First Floor  
Approx 41 sq m / 444 sq ft

Ground Floor  
Approx 42 sq m / 451 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.

