



2, Dewint Road, Stone, ST15 8NY



Asking Price £172,500

A smart, well presented semi-detached house in a popular cul-de-sac location, close to the canal tow path and walking distance to St Michael's Primary School. The property has been extensively updated and improved by the present owners, offering good size accommodation featuring two reception rooms, modern kitchen with integrated appliances and space for a breakfast bar, separate utility, two double bedrooms and re-modelled bathroom. Occupying a good size plot at the end of the cul-de-sac with sunny enclosed garden to the side and rear and off road parking at the front for two cars. Upvc double glazed throughout and modern gas central heating system. An excellent value for money house in a very convenient location. Viewing essential.



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Entrance Hall

Reception area with upvc part glazed front door and ceramic tile floor which extends through to the kitchen and utility room. stairs to the first floor landing. Radiator.

Council Tax Band A

Viewing by appointment

Lounge

Good size sitting room with rear facing bay window overlooking the garden, wood effect flooring. Installation for wall mounted TV. Radiator.

For sale by private treaty, subject to contract.
Vacant possession on completion.

Kitchen

A smart & stylish kitchen which features an extensive range of wall & base cupboards with wood effect cabinet doors and contrasting black granite effect work surfaces with inset sink unit and chrome mixer tap. Fitted appliances comprise; stainless steel gas hob with matching extractor and built-under electric oven, Part ceramic tile walls. Radiator. Space for a small breakfast bar. Window to the front of the house.

Utility Room

Window and door to the rear of the house, base cupboard and work surface, plumbing for washing machine. Under stairs store cupboard.

Landing

Access hatch to loft space. Airing cupboard with gas fired combi boiler.

Bedroom 1

Spacious double bedroom with window to the front of the house and built-in wardrobe. Radiator.

Bedroom 2

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

Bathroom

A smart modern bathroom featuring a white suite comprising; bath with glass shower screen and thermostatic shower, vanity basin & enclosed cistern WC. Ceramic tile floor and wall tiling to full height. Chrome heated towel radiator.

Outside

The house occupies an end plot with off road parking for two cars at the front and enclosed gardens to the rear and side. The gardens are lovely with plenty of space for outdoor living, mainly hard landscaped with extensive paved patio area raised seating area with wooden pergola and composite decking. Side pedestrian access.

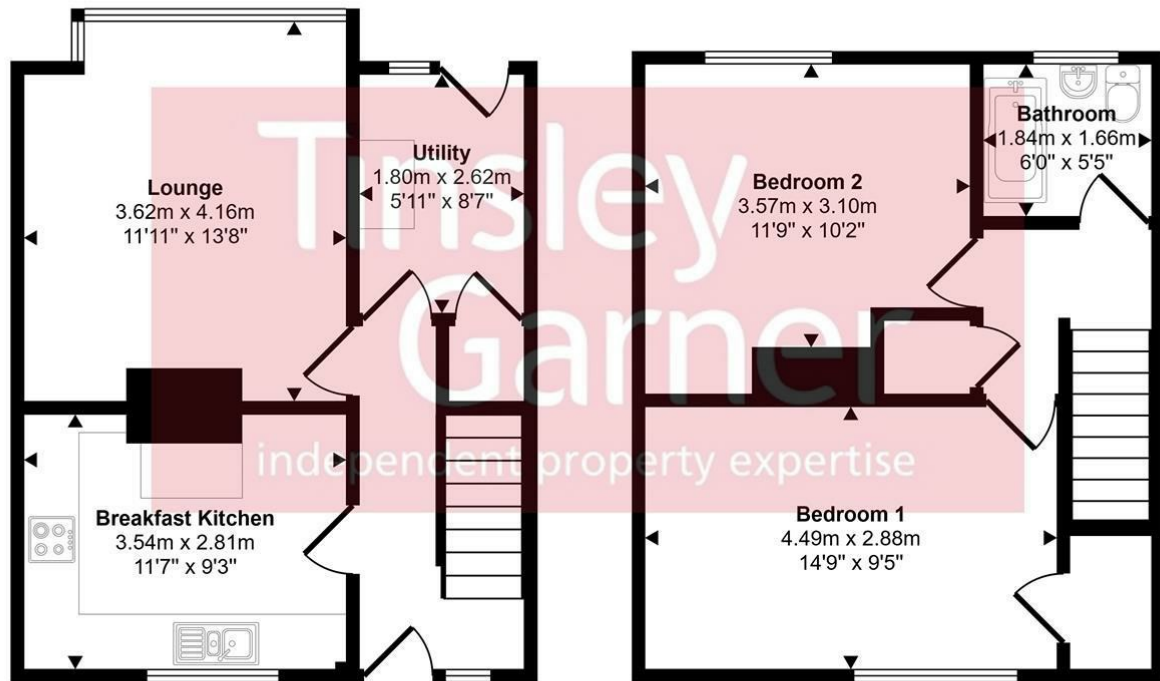
General Information

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

Tenure; Freehold



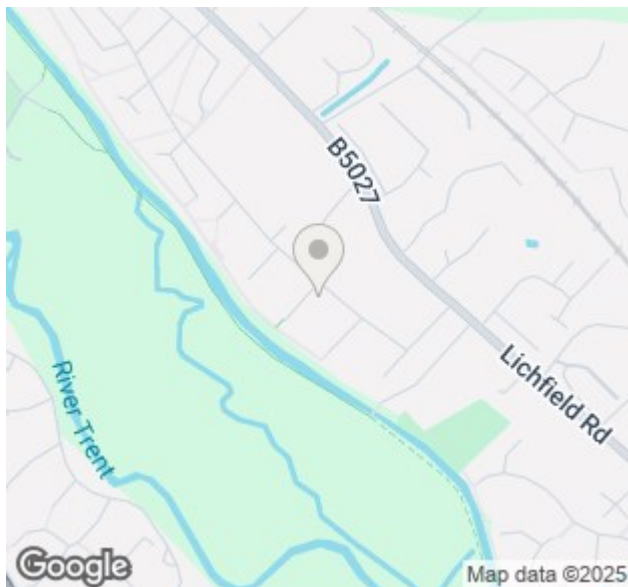
Approx Gross Internal Area
75 sq m / 803 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 37 sq m / 397 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			72
(1-20) G			
Not energy efficient - higher running costs			
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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			69
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	