



12, Longfield Avenue, Stone, ST15 0DN



Offers

£200,000

Around

A traditional semi-detached house situated in a popular residential cul-de-sac, close to local amenities and within ½ mile of Stone town centre. The house has been in the same ownership for many years and has previously been extended to enlarge the ground floor accommodation, and whilst well maintained it is in need of general improvement & upgrading. Accommodation comprises; through hall, open plan lounge / dining room, kitchen, three bedrooms & bathroom. Benefits from gas central heating with modern combi boiler and upvc double glazed windows. The house occupies a larger than average plot for this locale, with good frontage providing parking for several cars and a carport to the side of the house. Sunny south-west facing garden and not directly overlooked from the rear. Gardens front & rear & off road parking. Situated in a cul-de-sac location within easy reach of Stone town centre & a host of other local amenities. No chain.



01785 811 800

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



Entrance Hall

Reception area with part glazed upvc front door and window to the side of the house. Stairs to the first floor landing. Radiator.

Side Porch

Off the hall with door to the side of the house. Cloakroom with WC and under stairs store.

Lounge / Dining Room

A large open plan living / dining room which has a bay window to the front and window to the rear overlooking the garden. Chimney breast with tiled fireplace and hearth. Store cupboard. Two radiators.

Kitchen

Fitted with a range of older style wall & base cupboards with worktop and sink unit. Gas & electric cooker connection. Modern wall mounted Worcester Bosch gas fired combi boiler. Radiator. Window and door to the rear of the house.

Landing

Window to the side of the house, access hatch to loft space.

Bedroom 1

Double bedroom with window to the front of the house

Bedroom 2

Double bedroom with window to the rear of the house

Bedroom 3

Single bedroom with window to the rear of the house

Bathroom

With suite comprising; bath with electric shower over, vanity basin & WC. Window to the front of the house. Radiator.

Outside

The house occupies a larger than average plot for Longfield Drive, set back from the road with driveway and frontage providing parking for several cars and lean-to carport at the side. Sunny south west facing rear garden which is mainly lawn with shrub borders, paved patio and shrub borders. Rear pedestrian access.

General Information

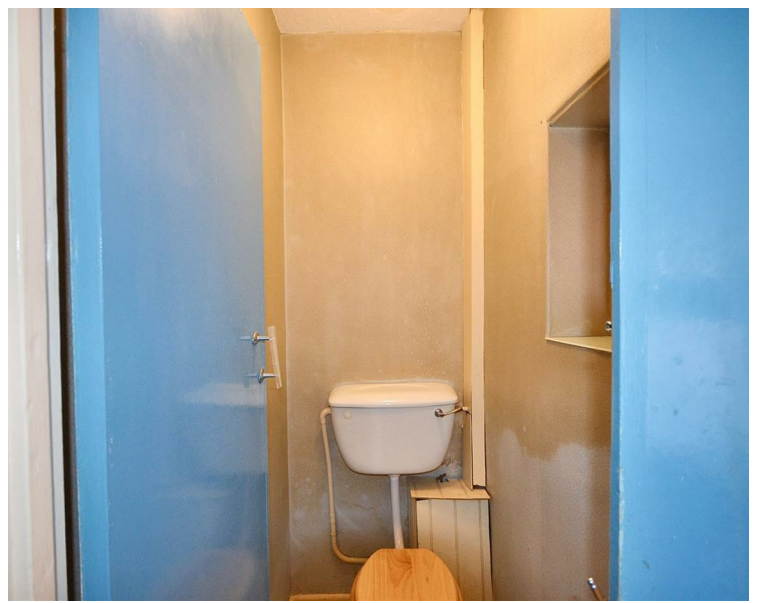
Services; Mains electricity, water & drainage. Gas central heating

Tenure; Freehold

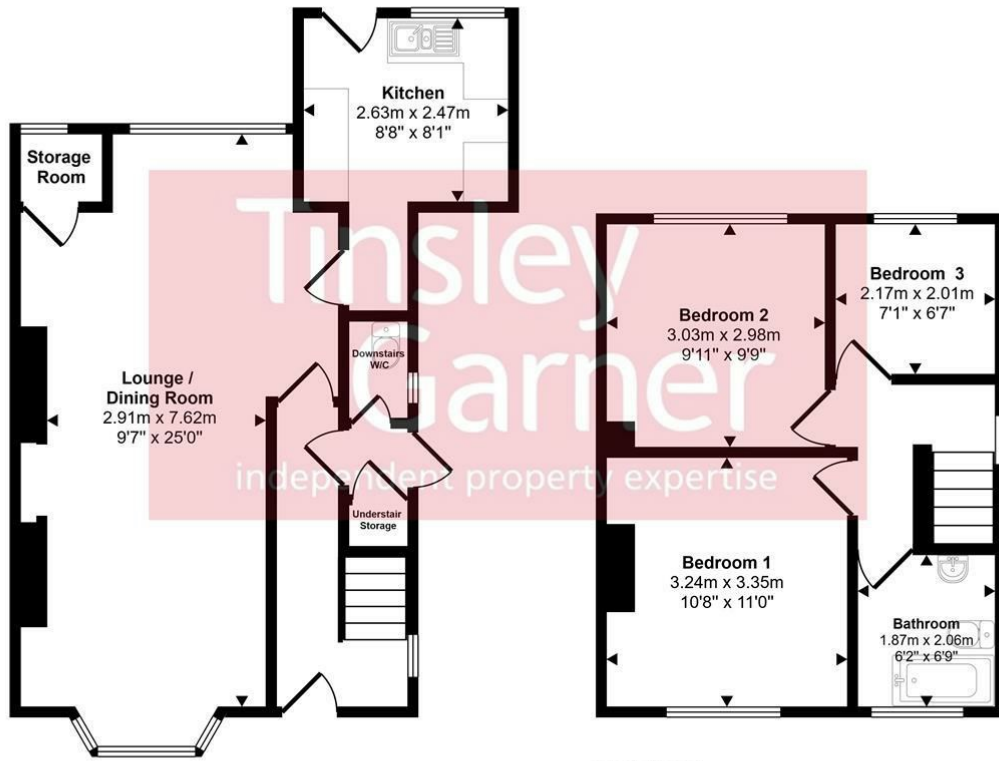
Council Tax Band C

Viewing by appointment

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



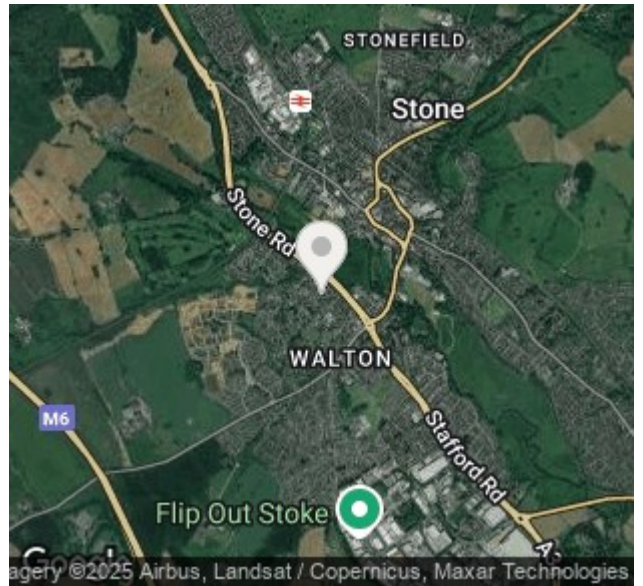
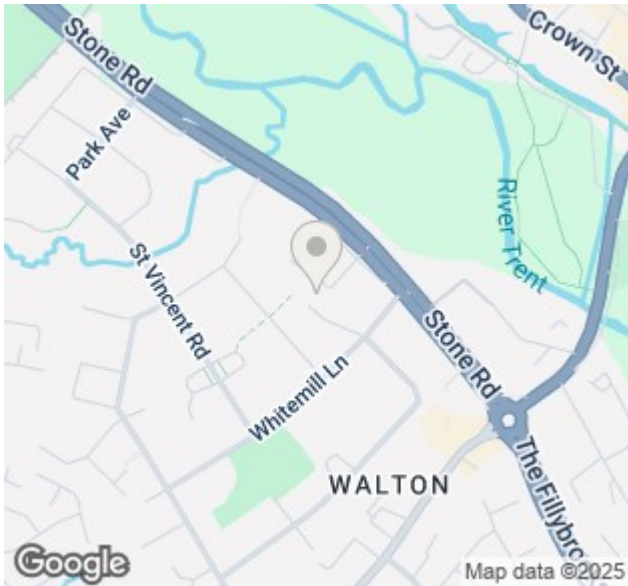
Approx Gross Internal Area
80 sq m / 860 sq ft





First Floor
Approx 34 sq m / 371 sq ft

Ground Floor
Approx 45 sq m / 489 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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (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 | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |