



22, Melrose Avenue, Stone, ST15 8SU



Asking Price £195,000

A smart, well presented semi-detached house in a popular and sought after cul-de-sac location on the southern outskirts of town, close to the canal, within walking distance of Aston Marina, local amenities and within easy reach of the town centre. This is a well presented house which offers nicely proportioned accommodation with good size living room, modern kitchen with space for dining, two bedrooms and a modern bathroom. Step outside and you will discover a sunny south facing rear garden and off road parking for two cars. A lovely house in a great location convenient for everything Stone has to offer. The house has electric heating, and is fitted with modern, thermostatically controlled radiators in each room, which are independently programmable. A lovely house in a super location - no upward chain.



01785 811 800

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



Entrance Hall

Reception area with half glazed composite front door. Internal door through to the lounge and stairs to the first floor landing. Radiator.

Lounge

A good size living room with window to the front of the house and under stairs store cupboard. Radiator. TV aerial and cable TV connection.

Dining Kitchen

Well proportioned kitchen with space for a dining table, two windows to the rear and half glazed door to the back garden. The kitchen features an extensive range of wall & base cabinets with modern white cupboard doors and contrasting grey granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel electric hob with matching extractor and built-under electric oven. Space for an upright fridge / freezer and plumbing for washing machine. Karndean flooring. Radiator.

Landing

Access hatch to loft space and window to the side of the house.

Bedroom 1

Spacious double bedroom with two windows to the front of the house. Built-in storage. Radiator.

Bedroom 2

Window to the rear of the house. Radiator.

Bathroom

Fitted with a white suite comprising; bath with electric shower over, pedestal basin & WC. Karndean tile effect floor and part ceramic tiled walls. Radiator. Rear facing window.

Outside

The house is located at the end of the cul-de-sac with small forecourt front garden and 2 parking spaces. Enclosed garden to the rear with lawn area, planted borders and paved patio.

General Information

Services; Mains electricity, water & drainage. Electric central heating. A mains gas connection is available at the property

Tenure; Freehold

Council Tax Band B

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



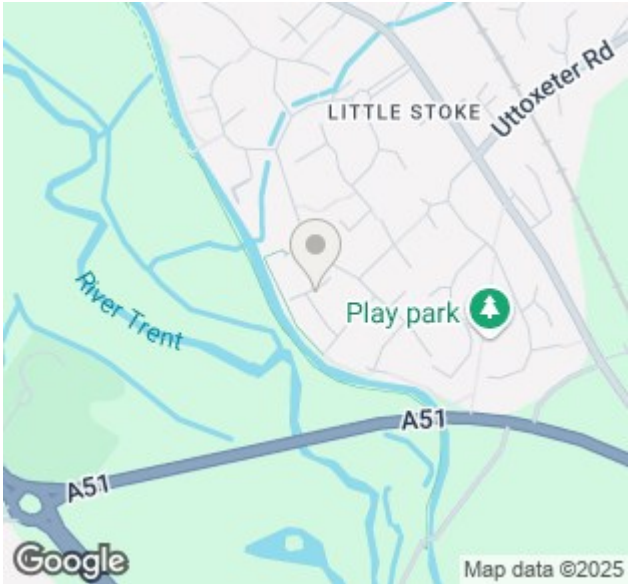
Approx Gross Internal Area
55 sq m / 592 sq ft



Ground Floor
Approx 27 sq m / 292 sq ft

First Floor
Approx 28 sq m / 299 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(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		55
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		