



29, Cross Street, Stone, ST15 8DH



£235,000

A well presented, modern townhouse set in a convenient and quiet location within strolling distance of Stone town centre. Offering spacious accommodation comprising: entrance hall, guest cloakroom, living room, dining room, open plan kitchen and large conservatory. To the first floor there are three bedrooms and a family bathroom. The property also benefits from uPVC double glazed windows and doors throughout, a delightful mature and enclosed rear garden, two allocated parking spaces and gas central heating. A lovely family home in a super location close to a host of local amenities. Early Viewing essential - NO UPWARD CHAIN.



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



Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With ceiling coving, radiator, oak finish laminate flooring, doorways to the guest cloakroom and living room.

Guest Cloakroom

Fitted with a white suite comprising: WC and corner wall mounted wash hand basin with chrome taps and tiled splash-back. Radiator, uPVC obscure double glazed window to the front aspect and tile effect vinyl flooring.

Living Room

A spacious reception room offering a uPVC double glazed square bay window to the front elevation, ceiling coving, two radiators, oak finish laminate flooring, Virgin media connection, doorway to the dining room and access to the first floor stairs.

Dining Room

Open plan to the kitchen with ceiling coving, aluminium double glazed sliding door opening to the conservatory, radiator and oak finish laminate flooring.

Conservatory

A lovely additional reception area enjoying rear garden views. Low wall and uPVC double glazed panel construction with opening top windows and French doors opening to the rear garden, tiled floor, power sockets and plumbing for a washing machine.

Kitchen

Fitted with a range of wood effect wall and floor units, contrasting black marble effect work surfaces with matching upstands and inset stainless steel sink and drainer with chrome mixer tap. Tile effect vinyl flooring, uPVC double glazed window to the rear elevation and wall mounted Worcester Greenstar Ri condensing gas central heating boiler.

Appliances comprising: stainless steel gas hob with extractor fan and light above, integral electric oven. Plumbing for a dishwasher and space for an upright fridge freezer.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with ceiling coving, loft access, carpet and airing cupboard housing the hot water storage cylinder.

Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, radiator, TV connection and carpet.

Bedroom Two

With uPVC double glazed window to the front aspect, built-in wardrobes and storage, carpet, radiator and TV connection.

Bedroom Three

With uPVC double glazed window to the rear aspect, radiator and carpet.

Family Bathroom

A modern bathroom fitted with a white suite comprising: standard bath, panel and shower screen with chrome mixer tap and Triton T80i electric shower system above, pedestal wash basin with chrome mixer tap, low level push button WC. Part tiled walls, radiator, uPVC obscure double glazed window to the front of the property, extractor fan, shaver point and tile effect vinyl flooring.

Outside

Front

With forecourt garden to the front of the house offering ornate metal railings, hedgerow, gravelled and slate chipping frontage and paved pathway to an open porch with coach light before the front door.

There is side access to the rear garden via a wooden gate and pathway.

Rear

The delightful enclosed rear garden offers a paved patio and pathway, lawn, stocked flowerbeds, timber fence panelling, external water connection, small shed and gate opening to two allocated parking spaces.

Vehicle access to the parking spaces is via Oulton Mews off Oulton Road.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

No upward chain.

Services

Mains gas, water, electricity and drainage.

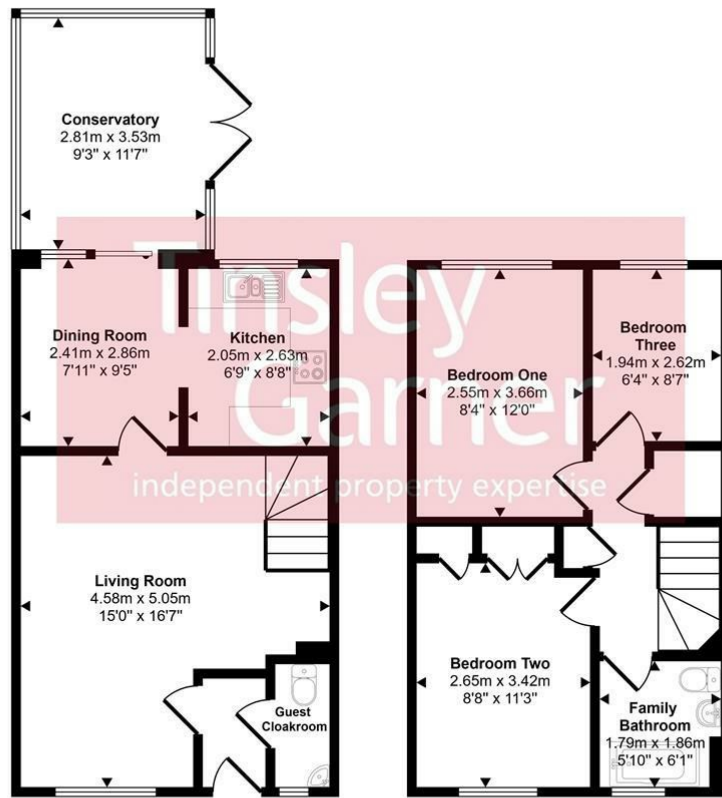
Gas central heating.

Viewings

Strictly by appointment via the agent.



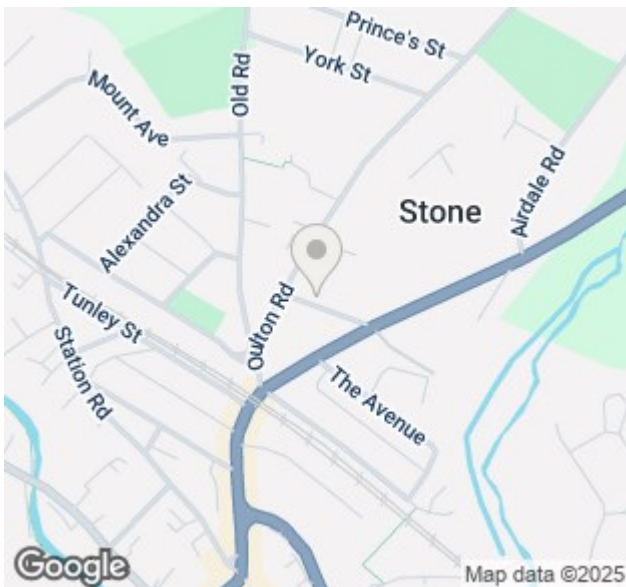
Approx Gross Internal Area
84 sq m / 899 sq ft




Ground Floor
Approx 47 sq m / 511 sq ft

First Floor
Approx 36 sq m / 388 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		70	
(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 