

**Tinsley
Garner**
independent property expertise



37, Greenway Avenue, Stone, ST15 0ER



Asking Price £335,000

Are you seeking a family home which offers 'a little extra?' Then look no further, because this mature house offers more than first meets the eye, having been extended several times to create the additional space essential for twenty first century living. Well proportioned accommodation featuring; a through hallway with doors to the lounge and kitchen, cosy lounge with doors opening through to an extended dining / family room with French doors to the garden, traditional style kitchen, large utility room and downstairs loo. The living space is complemented upstairs by 4 bedrooms and a modern bathroom. Step outside and you will find a private enclosed garden with paved patio, off road parking for two cars and a single attached garage. Modern gas fired combi boiler and triple glazed windows The house is in a great location within easy reach of local schools and other amenities and is within fifteen minutes walk of Stone town centre.



01785 811 800

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



Entrance Hall

Spacious through-hallway with doors to the lounge and the kitchen, stairs to the first floor landing with cupboard below. Upvc part glazed front door. Radiator.

Lounge

A good size living room with window to the front of the house and double doors opening through to the dining room. Period style wooden fire surround with marble inset and hearth, living flame gas fire. TV aerial connection. Radiator.

Dining / Family Room

The original dining room has been extended to the rear to form a large open plan living space with archway from the kitchen to dining area and adjoining family room. The extension has a pitched roof with skylight window, rear facing window and French doors opening to the garden. Two radiators.

Kitchen

The kitchen features an extensive range of wall and base cupboards with traditional style painted cabinet doors and coordinating white marble effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with extractor over, built-under electric double oven, integrated fridge and freezer and plumbing for dish washer. Part ceramic tile walls and rear facing window overlooking the garden. Radiator. Archway from the kitchen to the dining room

Utility Room

A large utility room which features a range of units matching the kitchen, wood effect work surface and Belfast ceramic sink unit. Half glazed upvc rear doors and internal garage door. Radiator.

WC

With suite comprising; WC and hand basin. Ceramic wall tiling to half height. Radiator.

Landing

Airing cupboard with wall mounted gas fired combi boiler. Access hatch to loft space which has a pull down ladder and is part boarded for storage. Window to the side of the house.

Bedroom 1

Spacious double bedroom with mirror fronted built-in wardrobes to one wall, two windows to the front of the house. Radiator.

Bedroom 2

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

Bedroom 3

Generous single bedroom with window to the rear of the house. Radiator.

Bedroom 4

Single bedroom with window to the front of the house. Radiator.

Bathroom

Fitted with a modern white suite comprising; bath with glass shower screen and thermostatic mixer shower, vanity basin & WC. Ceramic wall tiling to full height and chrome heated towel radiator. Window to the side of the house.

Outside

The house is located towards the end of the cul-de-sac with block paved driveway at the front providing parking for 2 cars, together with an attached single garage with motor operated roller shutter door. Enclosed rear garden with paved patio, lawn area and mature shrub borders.

General Information

Services; Mains electricity, water & drainage. Gas central heating. The property is fitted with a burglar alarm system Alarm pad active.

Tenure; Freehold

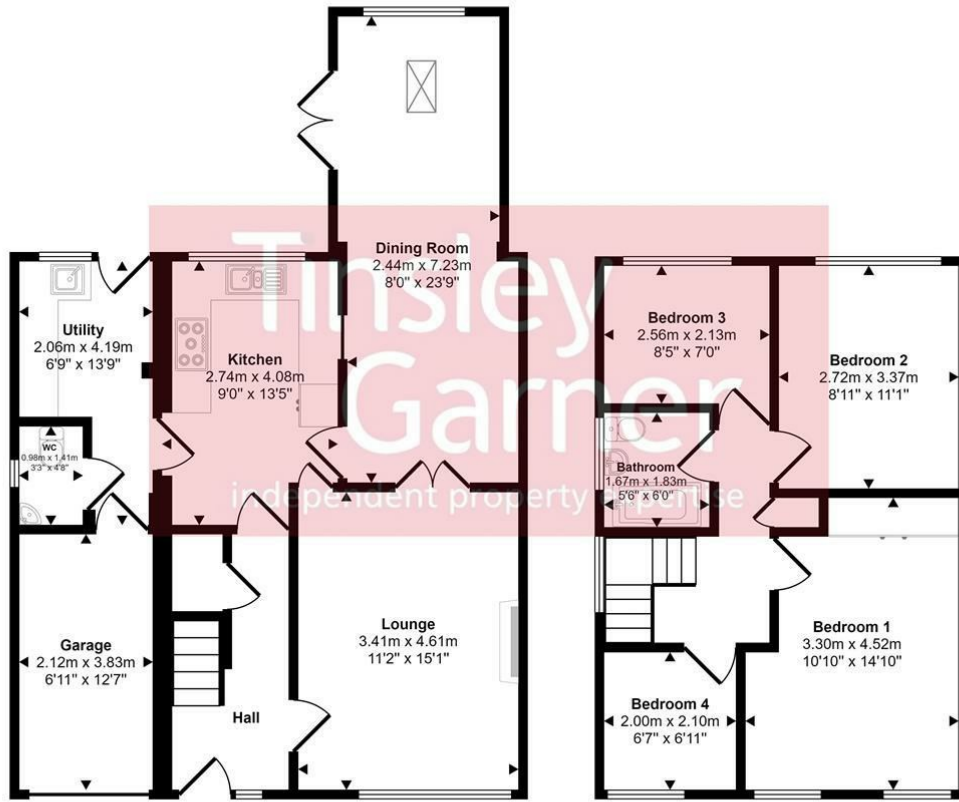
Council Tax Band C

Viewing by appointment

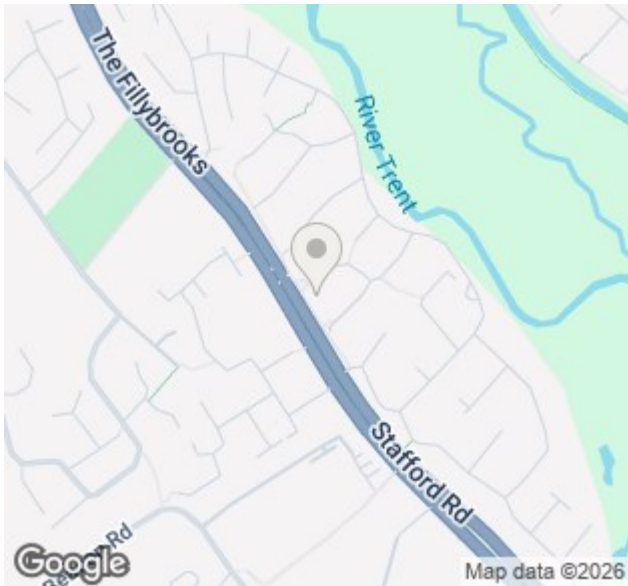
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
117 sq m / 1256 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		69	81
England & Wales		EU Directive 2002/91/EC	