Tinsley Garner
independent property expertise

38, The Fillybrooks, Stone, ST15 0DJ

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Asking Price £160,000

A Victorian semi-detached cottage set in a popular location on the edge of Stone town centre. Well presented throughout and offering accommodation including: living room, separate dining room, fitted kitchen, rear porch, ground floor shower room and two double bedrooms to the first floor. Also benefitting from a shared low maintenance rear courtyard, gas combi central heating, uPVC double glazed windows and doors. Garden at rear adjoining Whitemill Lane where there is potential to create off road parking (subject to getting permission for a dropped kerb) Viewing recommended - NO UPWARD CHAIN

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Entrance
A composite front door opens to the living room.

Living Room
Offering a period tiled fireplace, uPVC double glazed window to the front of the property, built-in alcove display and storage cabinet, radiator, fitted door mat and carpet, BT Open Reach and Virgin Media connections, doorway to the dining room.

Dining Room
A second spacious reception room with under stairs storage cupboard, uPVC double glazed window overlooking the rear courtyard, radiator, carpet, doorways to the kitchen and first floor stairs.

Kitchen
Fitted with a range of wood effect wall and floor units, contrasting black marble effect work surfaces, stainless steel sink and drainer with chrome mixer tap. Radiator, two uPVC double glazed windows to the side elevation, scrubbed oak effect vinyl floor and doorway to the rear porch. Wall mounted Worcester Greenstar 25si gas combi central heating boiler.

With spaces for a freestanding electric cooker and under work surface appliances. Plumbing for a washing machine.

Rear Porch
With tiled floor, uPVC part obscure double glazed external door opening to the courtyard, doorway to the shower room.

Shower Room
Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, shower enclosure with Triton electric shower system. Part tiled walls, tiled floor, radiator, uPVC obscure double glazed window to the side aspect and extractor fan.

First Floor

Stairs & Landing
With carpet throughout and doorways to both bedrooms.

Bedroom One
Offering a uPVC double glazed window to the front elevation, radiator, carpet, TV connection and loft access.

Bedroom Two
With uPVC double glazed window overlooking the rear courtyard, carpet and radiator.

Outside

Front
With mature hedgerow, side boundary wall and paved frontage before the front door.

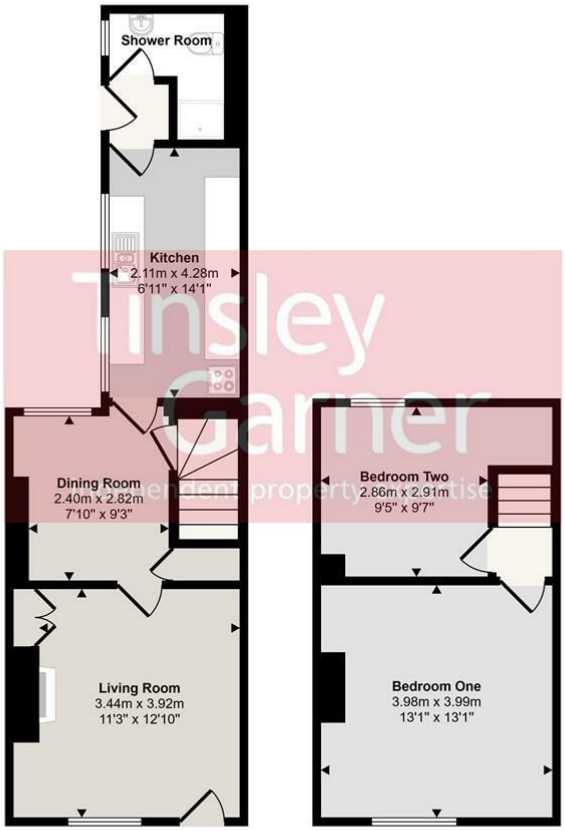
Rear
To the rear of the property is a gravelled shared courtyard with wooden side access gate off Whitemill Lane.

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band A
No upward chain

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

Viewings
Strictly by appointment via the agent.

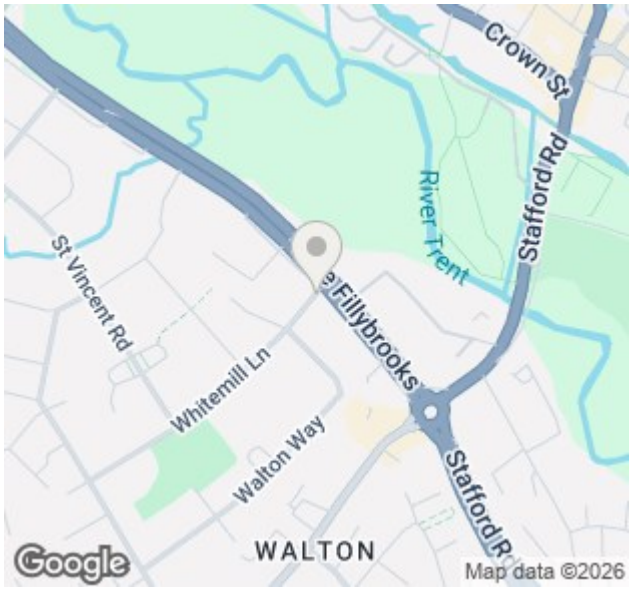
Approx Gross Internal Area
71 sq m / 764 sq ft

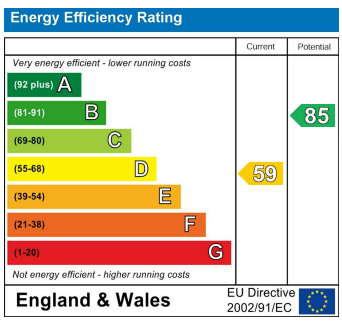


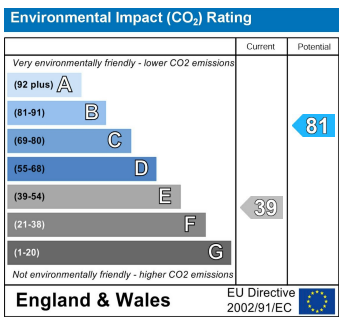
Ground Floor
Approx 43 sq m / 462 sq ft

First Floor
Approx 28 sq m / 302 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.







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