



29, Airdale Spinney, Stone, ST15 8AZ



Asking Price £345,000

A rare opportunity to acquire a detached bungalow in one of Stone's most sought after residential suburbs, a quiet cul-de-sac on the western outskirts of town, walking distance to the town centre and within easy reach of the railway station and a wide range of amenities. The property itself occupies a corner plot on the edge of this small development, with space all around and wooded area to the rear giving a good degree of privacy. Offering good size accommodation with welcoming hallway, open plan lounge dining room with patio windows opening to the gardens, traditional style kitchen, two bedrooms and bathroom. Whilst the property is well maintained it does nevertheless offer future owners the opportunity to stamp their own mark. Early viewing essential.



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



Entrance Hall

Reception area with wooden half glazed front door and full height side window. Airing cupboard. Access hatch to loft space.

Lounge / Dining Room

Open plan living space with the lounge area to the rear with sliding patio window opening to the garden terrace. Feature period style fireplace with marble inset and hearth and living flame fire. Dining area with window overlooking the front garden. Two radiators

Kitchen

The kitchen features a range of wall and base cupboards with traditional style painted cabinet doors and coordinating work surfaces with inset sink unit. Ceramic electric hob with extractor over and built-under electric double oven, plumbing for dish washer and space for washing machine and fridge. Wall mounted Worcester gas fired central heating boiler.

Bedroom 1

Double bedroom with window to the rear overlooking the garden. Fitted wardrobes to one wall with matching storage and bedside table. Radiator.

Bedroom 2

Double bedroom with window to the front of bungalow. Radiator

Bathroom

Fitted with a coloured suite comprising; bath with shower over, pedestal basin & WC. Ceramic wall tiling to full height. Window to the rear of the bungalow. Radiator.

Outside

The bungalow occupies a lovely position at the end of the cul-de-sac, in good size gardens with woodland backdrop. The front garden is lawn with established shrub borders, whilst the rear garden is low maintenance with tiered gravel beds, raised borders and extensive paved patio. Driveway parking with space for several cars together with a detached brick built single garage with up and over door.

General Information

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

Council Tax Band D

Tenure; freehold

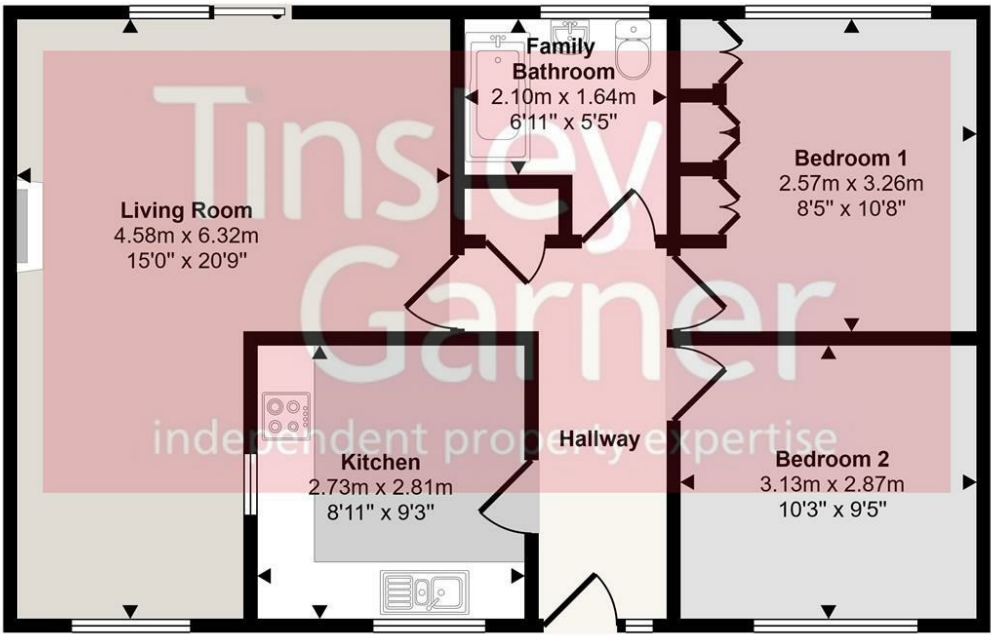
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
63 sq m / 681 sq ft



Floorplan

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		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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