



59, Astral Way, Stone, ST15 0YQ



£225,000

An immaculately presented semi-detached house in a lovely position on the edge of this popular residential suburb. Pristine throughout, the house offers spacious accommodation with entrance hall, downstairs loo, good size lounge and stylish dining kitchen with French doors opening to the gardens.

Upstairs features two evenly proportioned double bedrooms, the main bedroom having bespoke fitted wardrobes double and a stylish bath/shower room. Step outside and you will find a sunny west facing low maintenance rear garden with paved patio area and to the front parking for two cars. Great location within walking distance of locals schools and shops and within 15 minutes walk of Stone town centre. No upward chain.



01785 811 800

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



#### Entrance Hall

Reception area with composite part glazed front door and herringbone wood effect floor. Stairs to the first floor landing. Radiator.

#### Cloaks & WC

White suite comprising WC and pedestal basin. Flooring matching the hall. Radiator.

#### Lounge

A good size sitting room with window to the front of the house and spacious under stairs cupboard. Radiator.

#### Dining Kitchen

To the rear of the house with window overlooking the garden and French doors from the patio opening to the garden. The kitchen features and extensive range of wall & base cupboards with painted Shaker style cabinet doors and coordinating grey granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel gas hob with matching extractor and splash panel, plumbing for a washing machine and dish washer, space for an upright fridge freezer. Herringbone pattern wood effect floor. Wall mounted gas fired combi boiler. Radiator.

#### Landing

With access hatch to loft space.

#### Bedroom 1

Double bedroom with bespoke fitted wardrobes to the length of one wall. Rear facing window. Radiator.

#### Bedroom 2

Double bedroom with two windows to the front of the house and built-in storage. Radiator.

#### Bathroom

Smart & stylish bathroom with white suite comprising; bath with glass screen and electric shower, pedestal basin & WC. Ceramic wall tiling to the wet areas and tile effect floor. Radiator. Window to the side of the house.

#### Outside

The house is in a pleasant position on the edge of the popular Udall Grange development, with sunny west facing rear garden with lawn area and paved patio. Parking for two cars at the front of the house.

#### General Information

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

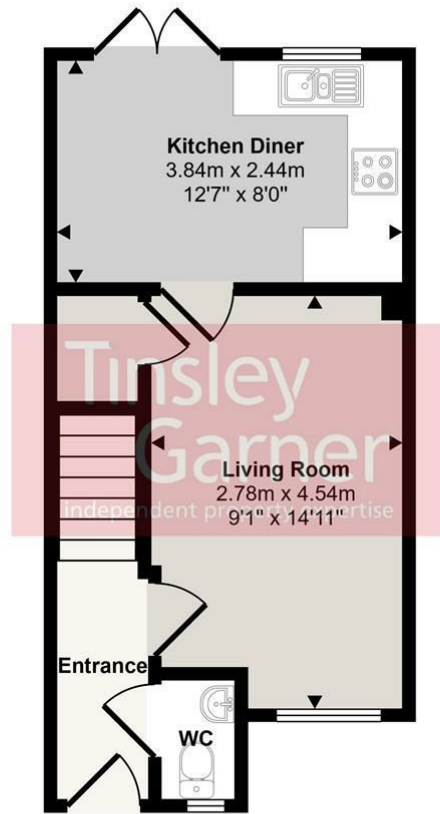
Tenure; Freehold

Council Tax Band B

Viewing by appointment

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





**Ground Floor**  
 Approx 29 sq m / 316 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			97
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	