Tinsley Garner
independent property expertise



78, Oulton Road, Stone, ST15 8DY

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Asking Price £265,000

A traditional Victorian semi-detached house in a popular & sought after location strolling distance to Stone town centre and railway station. This is a deceptively spacious house which offers great family accommodation featuring two reception rooms plus a separate study / play room. large modern kitchen and downstairs loo complemented upstairs by three bedrooms, family bathroom and part converted attic space which is ideal storage space. Step outside and you will find an enclosed courtyard garden which is perfect for outdoor living. Well maintained throughout and benefits from upvc double glazed windows and modern gas central heating A lovely house in a great location, offering excellent accommodation at this price point and convenient for everything that Stone has to offer. Offered for sale with no upward chain.







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Entrance Hall
With upvc part glazed front door.

Dining Room
Spacious dining room with two windows to the side of the house and turned staircase to the first floor landing. Radiator.

Lounge
A good size sitting room with window to the front of the house, chimney breast with modern oak fire surround, marble inset and hearth and living flame fire. Radiator.

Kitchen
The kitchen features an extensive range of wall & base cabinets with modern wood effect cabinet doors and contrasting granite effect work surfaces with inset sink. Fitted appliances comprise; stainless steel gas hob with extractor over and eye level electric double oven, plumbing for dish washer and washing machine. Ceramic tile floor and wall tiling between the work surfaces and wall cupboards. Two windows to the side of the house. Radiator.

Rear Porch
With glazed outer door.

Cloaks & WC
White suite comprising; WC and hand basin.

Study
A useful addition to the living space, ideal for use as a home office or kid's den. Rear facing window overlooking the garden. Radiator.

Landing
Access hatch to loft space with pull down ladder. The loft space is boarded and has a skylight window.

Bedroom 1
Double bedroom with two windows to the front of the house. Built-in wardrobe. Radiator.

Bedroom 2
Window to the side of the house. Radiator.

Bedroom 3
Window to the rear of the house. Radiator.

Bathroom
Fitted with a white suite comprising; bath with shower over, pedestal basin & WC. Ceramic wall tiling to the wet areas and tile effect floor. Airing cupboard with wall mounted gas fired combi boiler. Window to the side of the house. Radiator.

Outside
The house occupies a corner position with a private enclosed garden and patio area to the rear, raised borders with shrub planting. The house is very conveniently located about ¼ mile from Stone town centre, walking distance to the railway station, Stonefield Park and a host of amenities in the locale.

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

Council Tax Band A

Tenure; Freehold

Viewing by appointment

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





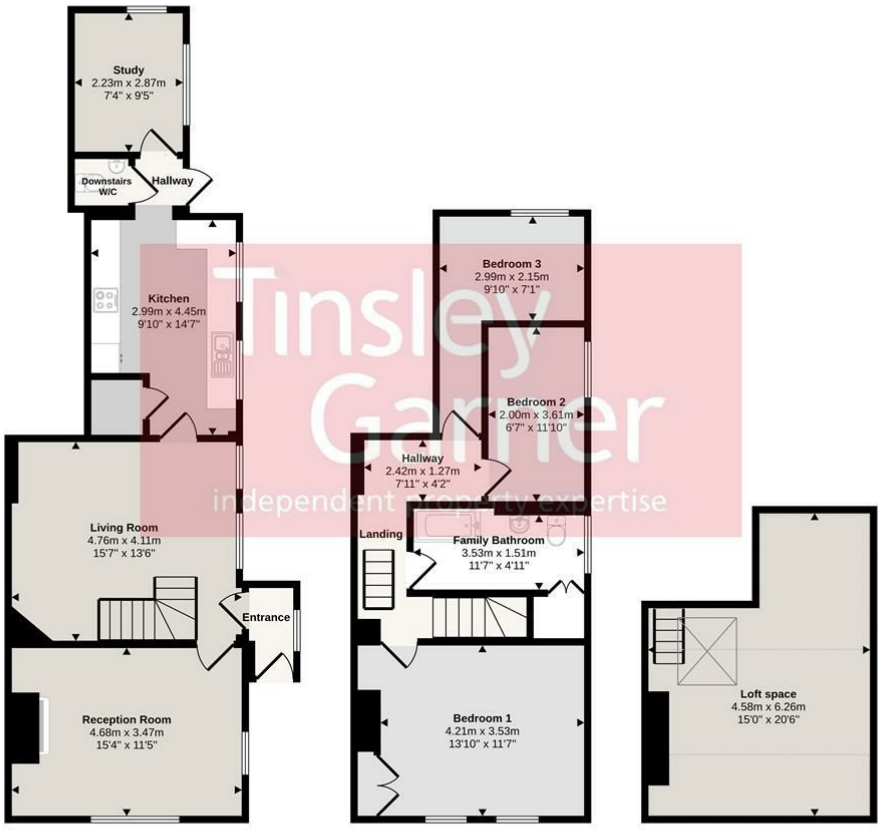








Approx Gross Internal Area
136 sq m / 1459 sq ft

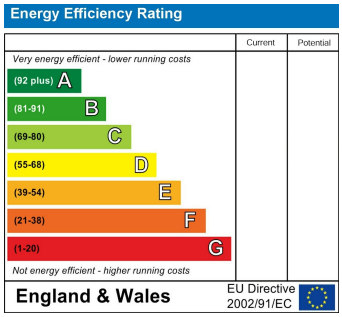


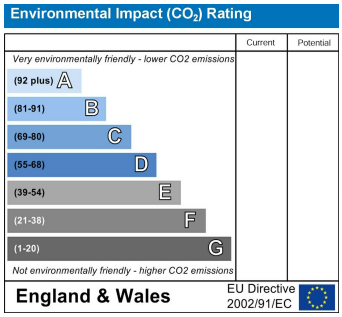
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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