



32, Eccleshall Road, Stone, ST15 0HN



£265,000

A traditional, extended, mature semi-detached family home. Conveniently located within strolling distance of local shops and schools, a short distance from Stone town centre and with easy access to commuter routes. Offering spacious accommodation comprising; entrance porch, reception hallway, dining room, living room, conservatory, breakfast kitchen, three bedrooms and a family bathroom. The property is approached via a private driveway providing plenty of off road parking before a detached garage, also benefitting from a large mature rear garden, gas central heating and uPVC double glazing.
Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Entrance Porch

A glazed door with side window opens to the porch. With quarry tile floor and further uPVC part obscure double glazed door with side windows opening to the hallway.

Reception Hall

With ceiling coving, radiator, alarm pad, carpet, doorways to the dining room, living room, kitchen and access to the first floor stairs.

Dining Room

Offering a uPVC double glazed bay window to the front elevation, ceiling coving, radiator, carpet, BT Open Reach connection and glazed double doors opening to the living room.

Living Room

A very spacious reception room indeed. With stone effect fireplace and inset living flame gas fire, ceiling coving, three wall lights, radiator, carpet, TV connection, doorway to the breakfast kitchen and uPVC double glazed sliding door opening to the rear patio and garden.

Breakfast Kitchen

Fitted with a range of wood effect wall and floor units, contrasting marble effect work surfaces and breakfast bar with tiled splash-backs and inset composite 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Under stairs larder cupboard, uPVC double glazed window to the side aspect, tile effect vinyl flooring, uPVC part obscure double glazed door and window to the conservatory.

Appliances including; gas hob with extractor fan and light above, integral electric oven and integral fridge. Plumbing for a washing machine.

Conservatory

A uPVC double glazed panel construction conservatory with vinyl flooring, external door to the driveway and garden.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to the landing. With carpet throughout, ceiling coving, uPVC double glazed window to the side aspect and loft access.

Bedroom One

Offering built-in wardrobes and storage to one wall, uPVC double glazed bay window to the front of the property, radiator and carpet

Bedroom Two

With uPVC double glazed window overlooking the rear garden, built-in wardrobe and storage to one wall, carpet and radiator.

Bedroom Three

With Upvc double glazed window to the front aspect, fitted storage, radiator and vinyl flooring.

Family Bathroom

Fitted with a suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath with shower screen, chrome taps and Aquatronic electric shower system above. Fully tiled walls, uPVC obscure double glazed window to the rear of the property, radiator, extractor fan, carpet and airing cupboard housing the hot water storage cylinder.

Outside

The property is approached via a tarmac driveway providing off road parking before double wooden gates opening to additional parking and a detached garage beyond.

The garage has wooden doors, rear window, power and lighting.

Rear

The private and enclosed rear offers paved patio areas, lawns, mature trees and hedgerows, stocked flowerbeds and borders.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C.

No upward chain.

Services

Mains gas, water, electricity and drainage.

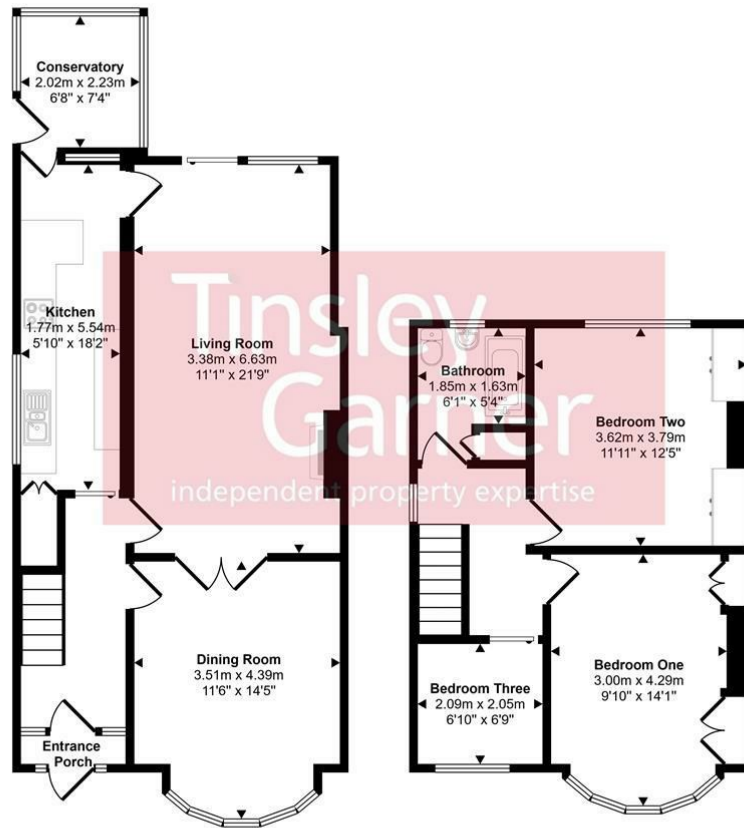
Gas central heating

Viewings

Strictly by appointment via the agent



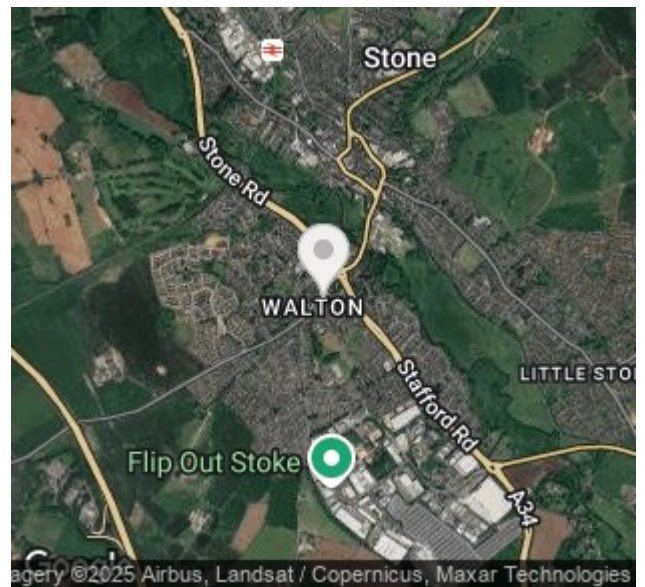
Approx Gross Internal Area
106 sq m / 1137 sq ft



Ground Floor
Approx 62 sq m / 671 sq ft

First Floor
Approx 43 sq m / 466 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		
	69	80
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		
	55	69
England & Wales		
EU Directive 2002/91/EC		