

**Tinsley
Garner**
independent property expertise



64, Oulton Road, Stone, ST15 8DY



Asking Price £220,000

A deceptively spacious renovated Victorian mid-terrace property with oodles of character and charm. Offering stylish accommodation comprising: cosy living room, central sitting room, open plan fitted kitchen with vaulted ceiling, fabulous bathroom, two double bedrooms, shower room and flexible use attic space. Also benefitting from uPVC double glazed windows and doors, delightful low maintenance rear garden and gas combi central heating. All of this conveniently located within strolling distance of Stone town centre, the railway station, Stonefield Park and with easy access to commuter routes.
Early Viewing Essential - NO UPWARD CHAIN



01785 811 800

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



Entrance

A composite part obscure double glazed front door with window light above opens to the living room.

Living Room

A cosy reception room offering an Adams style fire surround with inset mock Victorian tiled back, hearth and fire grate with living flame gas fire. Exposed stained floorboards, ceiling coving, uPVC double glazed window to the front elevation, Victorian style radiator, BT Open Reach and TV connections, doorway to the sitting room.

Sitting Room

With exposed stained floorboards, feature brick chimney breast and opening, under stairs storage cupboard with light, ceiling coving, Victorian style radiator and doorway to the first floor stairs.

Kitchen

Open plan to the sitting room and fitted with a range of light grey finish wall and floor units, contrasting work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome swan neck mixer tap. Vaulted ceiling with two Velux skylight windows, uPVC double glazed window and part glazed external door opening to the rear garden, tile finish laminate flooring and doorway to the bathroom.

With plumbing for a dishwasher and spaces for a freestanding gas cooker and under work surface fridge.

Bathroom

Fitted with a white suite comprising: roll-top claw foot bath with chrome taps, WC, wall mounted wash hand basin with chrome taps, fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, chrome towel radiator and Victorian style radiator, two uPVC obscure double glazed windows to the side elevation, part wood panelled walls and tiled floor.

First Floor

Stairs & Landing

With carpet throughout.

Bedroom One

Offering a uPVC double glazed window to the front of the property, exposed stained floorboards, radiator and storage cupboard with access to the attic.

Attic

With fitted wooden ladder, Velux skylight window, radiator, shelving, carpet, power sockets and light.

Bedroom Two

A second double bedroom with uPVC double glazed window to the rear of the property, radiator and stained exposed floorboards.

Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with tiled splash-back and chrome taps, fully tiled shower enclosure with mains fed thermostatic shower system. Part wood panelled walls, radiator, uPVC double glazed window to the rear aspect, wood finish laminate flooring and airing cupboard housing a Worcester Greenstar 30si combi gas central heating boiler.

Outside

Front

With boundary wall and wrought iron gate opening to a pathway before the front door, mature hedgerows and gravelled frontage.

Rear

A low maintenance rear garden offering timber decking and paved pathway, gravelled patio area, boundary walls and timber fence panelling, rear access gate and outhouse with power, lighting, plumbing for a washing machine and space for an additional appliance.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No upward chain.

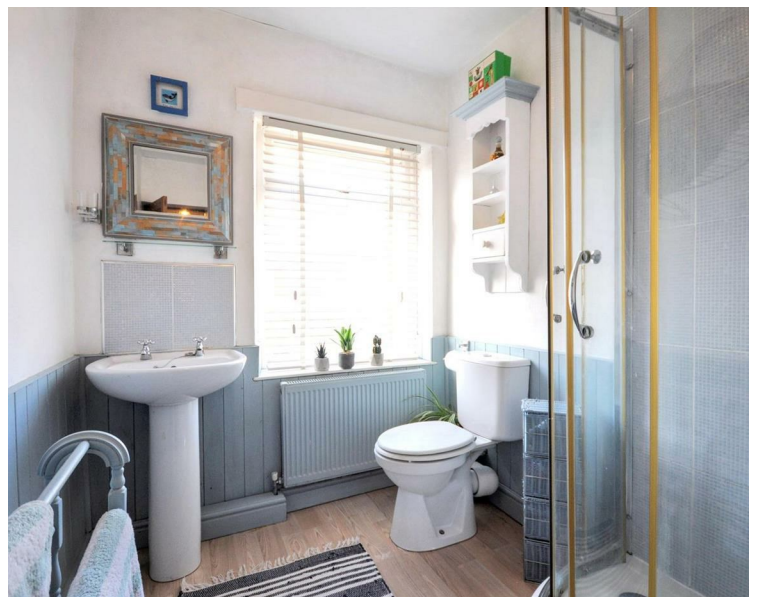
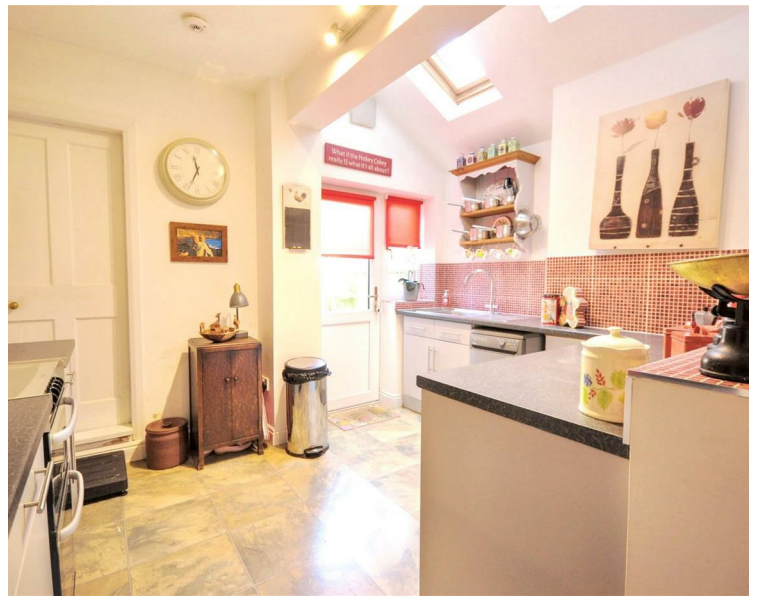
Services

Mains gas, water, electricity and drainage.

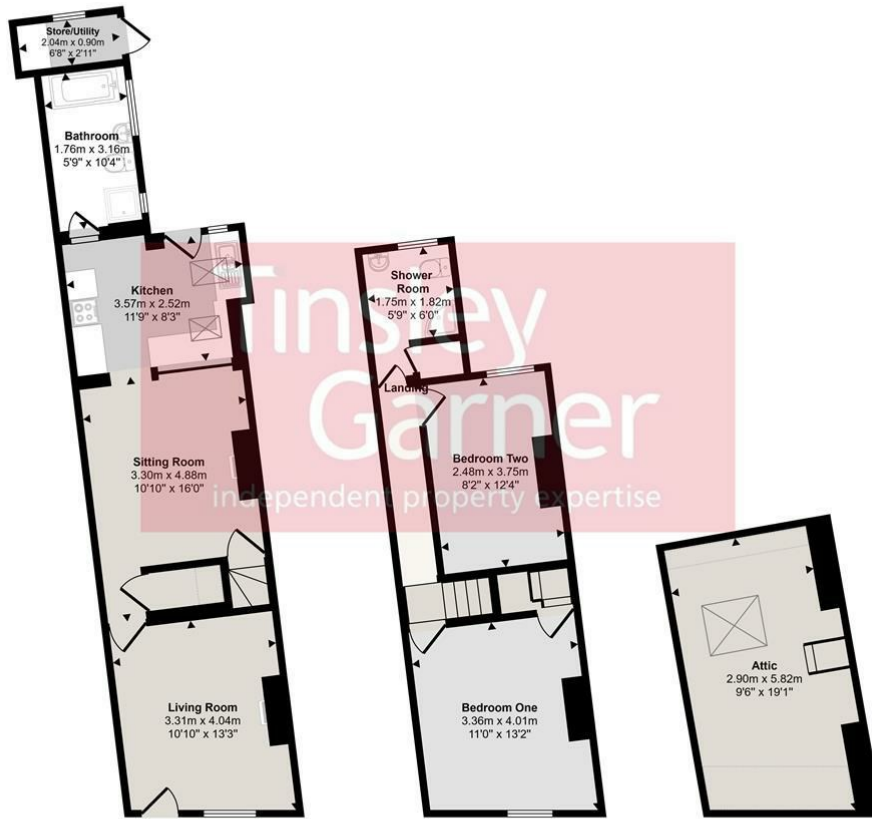
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor
Approx 47 sq m / 502 sq ft

First Floor
Approx 34 sq m / 369 sq ft

Second Floor
Approx 18 sq m / 198 sq ft

Denotes head height below 1.5m

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			
England & Wales		70	78
	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			
England & Wales		69	69
	EU Directive 2002/91/EC		