



1 Stonewood Close
ST4 6SL
£130,000



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STEPHENSON BROWNE

This two-bedroom end-of-terrace property situated on Stonewood Close, provides well-planned and practical living accommodation.

The ground floor comprises a living room to the front and a good-sized kitchen diner, offering ample space for cooking and dining. To the rear, a conservatory adds useful additional living space with access to the garden.

Externally, the property benefits from a fully paved wrap-around garden, designed for low maintenance, with gated access to both the front and rear.

Upstairs, there are two well-proportioned bedrooms. The front bedroom includes built-in wardrobes and additional cupboard space, while the second bedroom benefits from a built-in cupboard.

The modern upstairs bathroom is fitted with both a separate bath and shower. A cupboard on the landing houses the combi boiler, providing efficient heating and hot water.

Overall, this is a practical home offering good room sizes, useful storage, and low-maintenance outdoor space.

Tenure- Freehold
Council- Stoke-On-Trent
Council Tax Band-A



Ground Floor

Entrance Hall

Living Room

12'6" x 13'9"

Kitchen/Diner

10'0" x 15'10"

Conservatory

9'0" x 14'1"

First Floor

Bedroom One

15'10" x 8'9"

Bedroom Two

9'6" x 11'9"

Bathroom

5'7" x 7'5"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property.

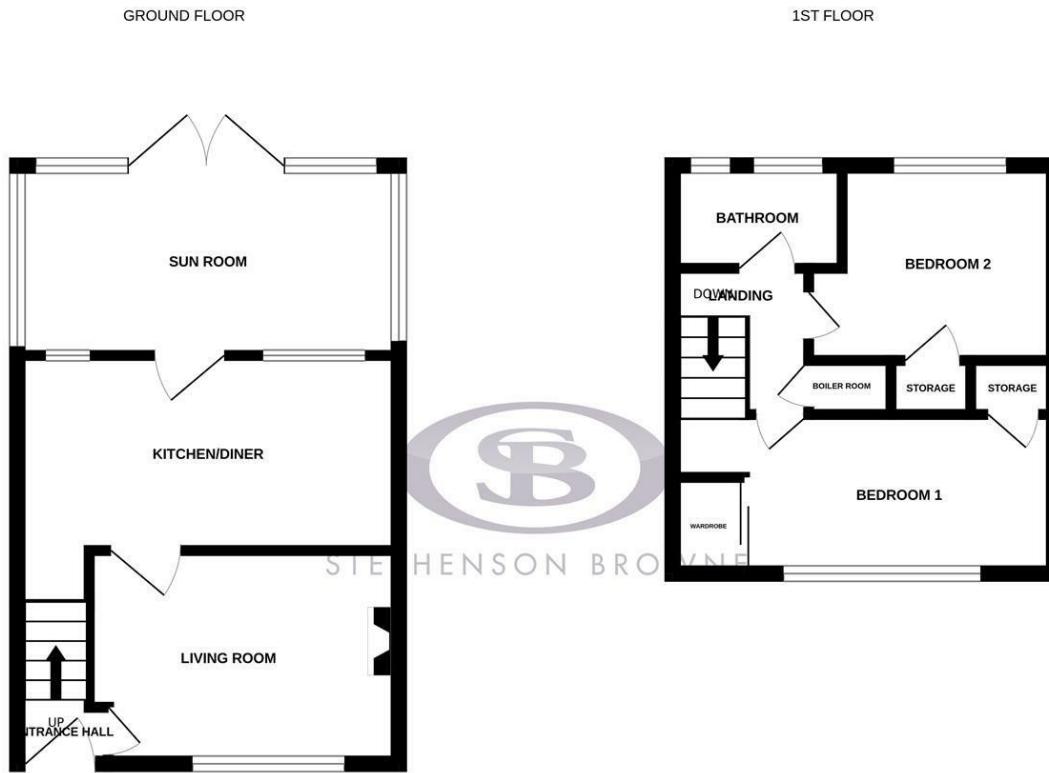
Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- End-of-terrace position offering added privacy and fewer neighbouring properties
- Spacious kitchen diner ideal for everyday living and entertaining
- Conservatory providing versatile additional living or dining space
- Low-maintenance, fully paved wrap-around garden
- Gated access to both the front and rear of the property
- Two well-proportioned bedrooms with built-in storage
- Modern bathroom with separate bath and shower
- Efficient combi boiler housed neatly in a landing cupboard
- Practical layout with well-used storage throughout

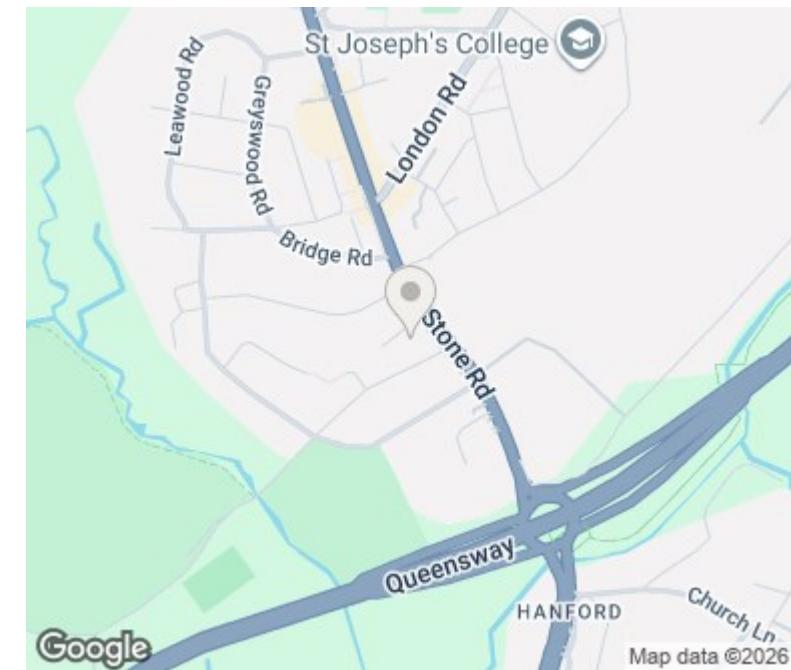


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales purposes only and should be used as such by any prospective purchaser. The fixtures and fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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		
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		
EU Directive 2002/91/EC		

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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