

Regent Street, Stonehouse GL10 2AD

£310,000

naylor powell

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• End terrace Victorian property with character features throughout • Three/four bedrooms - loft bedroom separated with a stud wall to create two bedrooms • Cosy living room with wood burning stove opening into sizeable dining space

£310,000

Regent House, 1 Bath Road, Stonehouse, GL10 2JD
01453 827640
stonehouse@naylorpowell.com
www.naylorpowell.com

Entrance Hall
Door to entrance hall. Original Victorian tiled flooring. Access to dining room and stairs rising to first floor.

Living Room
Double-glazed window to front elevation. Original wood flooring. Wood burning stove. Radiator.

Dining Room
Double-glazed window to rear elevation. Original wood flooring. Radiator.

Kitchen
Single-glazed window to rear elevation and door to rear elevation. Original Victorian tiled flooring. Range of wall and base units with stainless steel sink and drainer. Space for fridge/freezer, slimline dishwasher and freestanding cooker. Radiator.

Utility Room
Double-glazed window to rear elevation. Space for washing machine and tumble dryer. Low-level WC and wash hand basin. Boiler.

Bedroom One
uPVC double-glazed window to front elevation. Radiator.

Bedroom Two
uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three
Velux window to front elevation. Eaves storage. Radiator.

Bedroom Four
Velux window to rear elevation. Eaves storage.

Bathroom
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

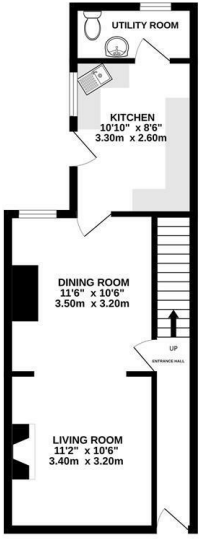
Outside
The front of the property can be accessed via the gated footpath, there is a walled front garden with gravel. The tiered rear garden is fully enclosed and benefits from both a lawned area and a patio space. The lower tier has a lean to roof and seating area. There is a storage shed and rear access to the property via a shared right of way. Permit parking is available subject to availability.

Location
The property is situated in Stonehouse town. Local

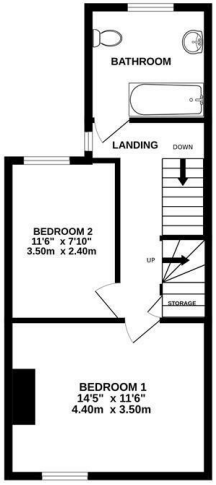




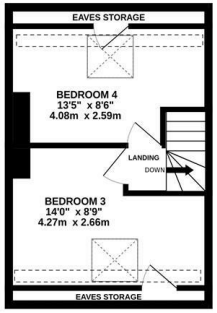
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



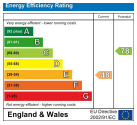
TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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Amica

