Tinsley Garner
independent property expertise

142, Oulton Road, Stone, ST15 8DR

5 2 3

£620,000

An opportunity to acquire a Victorian semi-detached family home nestled in a leafy suburban setting on the outskirts of town. The Rowans is a particularly spacious property located in this popular and sought after part of Stone conveniently placed within a few minutes walk of the town centre, railway station, Common Plot and a wide range of amenities. This is a lovely period house which offers flexible accommodation arranged over three floors including: three reception rooms, breakfast kitchen, utility /workshop, larder and store. The living accommodation is complemented by an elegant sufficiency of five bedrooms, an ensuite to the main bedroom, a family bathroom and three separate WC's. The house is approached via a gravelled driveway providing generous off road parking before a single garage, also with a delightful enclosed and private rear garden.
Early Viewing Recommended - NO UPWARD CHAIN

01785 811 800

https://www.tgprop.co.uk

Reception Hall
A period panelled and part obscure glazed wooden front door with transom window light above opens to the reception hall. With ornate ceiling coving, cloaks/storage cupboard, radiator, carpet, doorways to the living room, sitting room, guest cloakroom, larder, dining room and access to the first floor stairs.

Living Room
A cosy reception room with hardwood double glazed bay window to the front elevation, uPVC double glazed window to the side aspect, Adams style fire surround with marble back, hearth and inset living flame gas fire, ornate ceiling coving, wall light, two radiators, TV connection and carpet.

Sitting Room
Offering ornate ceiling coving, two uPVC double glazed windows to the side and rear aspects, tiled fireplace with inset living flame gas fire, fitted shelving to one alcove, two radiators and carpet.

Guest Cloakroom
Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin with chrome taps. Chrome towel radiator, uPVC obscure double glazed window to the side aspect and carpet.

Larder
With brick stillage, storage cupboard and shelving, obscure window to the side elevation and quarry tile floor.

Dining Room
With uPVC double glazed window to the side of the property, ceiling coving, radiator, carpet and doorway to the breakfast kitchen.

Breakfast Kitchen
Fitted with a range of oak door fronted wall and floor units, marble effect work surfaces, tiled splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap. Two windows, radiator, vinyl flooring and doorway to the utility. Wall cupboard housing a Worcester Greenstar 30ri condensing gas central heating boiler.

Integral fridge and space for a free standing gas cooker.

Utility/Workshop
With plumbing for a washing machine and space for additional appliances, doorways to the store and separate WC, windows and external door to the rear patio and garden.

Store
With fitted shelving and rear aspect window.

WC
Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin with splash-back and chrome taps. Carpet squares and uPVC obscure double glazed window to the side aspect.

First Floor

Stairs & Landing
A white painted panelled stairwell with traditional spindle, newel posts and banister stairs lead to a galleried landing. With carpet throughout and radiator.

Bedroom One
Offering a front aspect hardwood double glazed window, second front elevation window, ceiling coving, radiator, carpet and double sliding doors opening to the ensuite.

Ensuite
Fitted with a white suite comprising: bath, panel and shower screen with chrome mixer tap and mains thermostatic shower system above, pedestal wash hand basin with chrome mixer tap, low level push button WC. Fully tiled walls, radiator, uPVC obscure double glazed window to the side elevation, ceiling coving, strip-light shaver point, extractor fan and carpet square flooring.

Bedroom Two
With uPVC double glazed window to the rear of the property, ornamental cast iron fireplace, radiator and carpet.

Bedroom Three
Offering fitted wardrobes and storage to one wall, ceiling coving, uPVC double glazed window to the side aspect, radiator, carpet and cupboard housing the hot water storage cylinder.

Bathroom
Fitted with a modern white suite comprising; corner bath and panel with chrome taps, fully tiled corner shower enclosure with mains thermostatic shower system, vanity wash hand basin with storage unit and chrome mixer tap. Part tiled walls, uPVC obscure double glazed window to the side aspect, chrome towel radiator and tile finish laminate flooring.

WC
Fitted with a WC and wall mounted wash hand basin. Part tiled walls, uPVC part obscure double glazed window to the side aspect, radiator and carpet square flooring.

Second Floor

Stairs & Landing
With carpet and galleried landing.

Bedroom Four
With front aspect window, eaves storage, internal window and carpet.

Bedroom Five
Offering a Velux skylight window, large cupboard, internal window, carpet and eaves storage.

Outside
The property is approached via a gravelled driveway providing generous off road parking before double wooden gates. The gates open to additional off road parking and a brick built detached garage with double wooden doors, side windows, power and lighting.

Front
With mature hedgerows, gravelled frontage, stocked borders, steps and open porch before the front door.

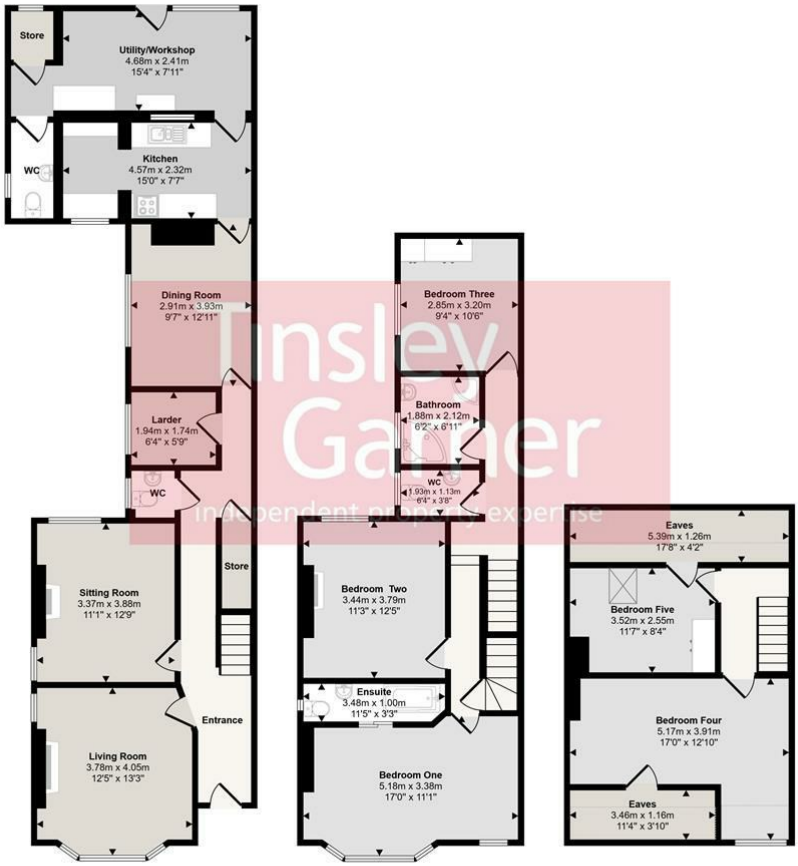
Rear
The good size enclosed and private rear garden offers a brick and paved patio area, stocked borders, lawn, mature hedgerows and trees,

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band F
No upward chain.

Services
Mains gas, water, electricity and drainage.
Gas central heating.

Viewings
Strictly by appointment via the agent.

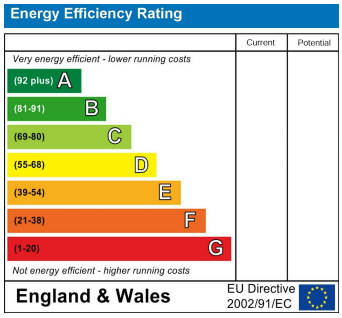
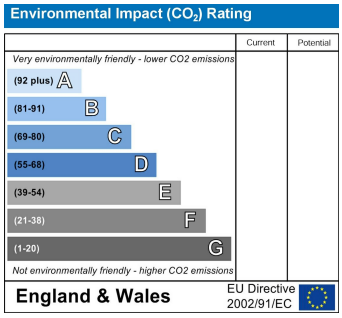
Approx Gross Internal Area
195 sq m / 2095 sq ft



Ground Floor
Approx 91 sq m / 984 sq ft

First Floor
Approx 61 sq m / 657 sq ft

Second Floor
Approx 42 sq m / 455 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.