



23, Mount Crescent, Stone, ST15 8LR



£275,000

A mature semi-detached family home set in a sought after residential area within strolling distance of Stone town centre. The property is well presented but would benefit from some modernisation. The accommodation comprises: reception hallway, living room diner, fitted kitchen, three double bedrooms and a family bathroom. Approached via a block paved driveway providing plenty of off road parking before a detached garage, also benefitting from gas central heating, uPVC double glazed windows and doors throughout plus mature front and rear gardens. A lovely house in a great location within easy reach of everything that Stone has to offer.

NO UPWARD CHAIN - Early viewing essential.





#### Reception Hall

A uPVC part obscure double glazed front door opens to the hallway. With feature ceiling beams and coving, uPVC double glazed window to the front elevation, radiator, large under stairs storage cupboard, carpet and wood effect laminate flooring, central heating thermostat, first floor stairs, doorways to the living room and kitchen.

#### Living Room Diner

A large reception room offering a stone fireplace with wooden mantle, shelving and inset living flame gas fire, uPVC double glazed window to the front aspect and sliding door opening to the rear patio and garden, ceiling coving, radiator, carpet and TV connection.

#### Kitchen

Fitted with an extensive range of oak door fronted wall and floor units, contrasting work surfaces with tiled splash-backs and inset composite twin bowl sink with chrome swan neck mixer tap. Vinyl flooring, ceiling coving, radiator, uPVC double glazed window to the side aspect and external door to the rear garden. Wall mounted Glow Worm 15hxi gas central heating boiler.

Appliances including: gas hob with extractor fan and light above, integral electric oven. Plumbing for a washing machine and space for an upright fridge freezer.

#### First Floor

##### Stairs & Landing

With uPVC double glazed window to the front of the property, airing cupboard housing the hot water cylinder, ceiling coving, carpet throughout and loft access.

##### Bedroom One

With uPVC double glazed window overlooking the rear garden, fitted wardrobes and storage, ceiling coving, radiator and carpet.

##### Bedroom Two

Offering a uPVC double glazed window to the front elevation, radiator and carpet.

##### Bedroom Three

A third double bedroom with uPVC double glazed window to the rear aspect, ceiling coving, radiator and carpet.

##### Family Bathroom

Fitted with a suite comprising: standard bath and panel, WC and pedestal wash hand basin. Part tiled walls, radiator, uPVC obscure double glazed window to the side aspect, strip light shaver point and vinyl flooring.

#### Outside

The property is approached via a block paved driveway providing generous off road parking before a detached garage. The garage has a steel up & over door, light, side access door and window.

#### Front

With lawn, hedgerow, boundary wall and stocked flowerbeds.

#### Rear

The private and enclosed rear garden offers a paved patio and pathway, raised lawn, stocked flowerbeds and borders, hedgerow and garden shed.

#### 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 & drainage.

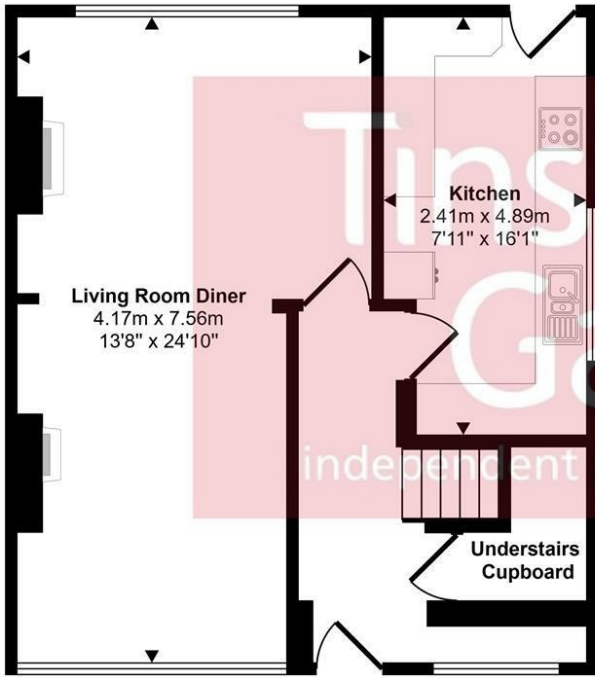
Gas central heating.

#### Viewings

Strictly by appointment via the agent.



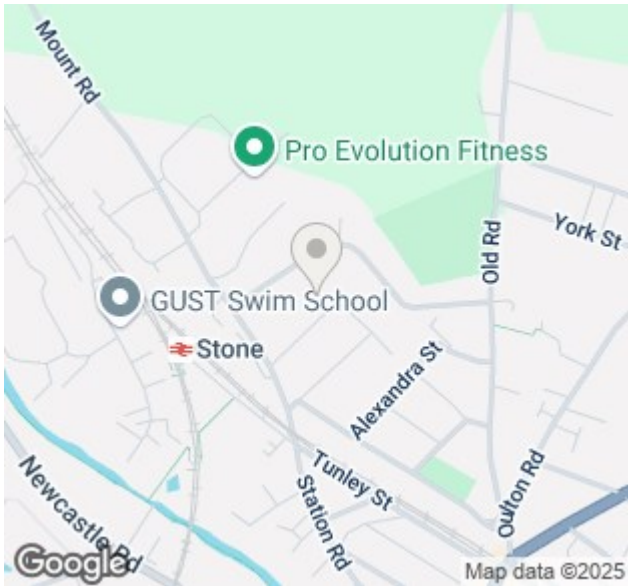
Approx Gross Internal Area  
97 sq m / 1049 sq ft



**First Floor**  
Approx 47 sq m / 501 sq ft

**Ground Floor**  
Approx 51 sq m / 548 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			
England & Wales		74	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		69	69
EU Directive 2002/91/EC			