

**Tinsley  
Garner**  
independent property expertise



9, Kings Avenue, Stone, ST15 8HD



Offers Over **£375,000**

A supremely stylish Victorian town house in a popular & sought after tree-lined Avenue within strolling distance of Stone town centre. The property has been extensively re-modelled by its current owner to create a comfortable and attractive home which successfully blends period features with modern convenience. Good size accommodation featuring; entrance hall with its original Minton Hollins mosaic tile floor, two reception rooms, large dining kitchen with garden room extension, three bedrooms and stylish bathroom. Plenty of original features - sash windows, cornice, fireplaces etc & a gorgeous walled garden to the rear with sunny westerly aspect and potential to create off road parking if required. Viewing absolutely essential - you will not be disappointed



01785 811 800

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



#### Recessed Porch

#### Entrance Hall

A bright and spacious reception area with its original Minton Hollins mosaic tile floor in gleaming condition, original ceiling cornice and corbels, period style radiator.

#### Sitting Room

A comfortable sitting room with chimney breast and period fireplace with gorgeous deep blue ceramic tile inset and hearth with open fire. fitted shelving to the chimney alcove and front facing window with plantation shutters. Wooden floor, original cornice and picture rail. Period radiator.

#### Lounge

The lounge features a rear facing window with plantation shutters, chimney breast with raised hearth and wood burning stove. Chequered pattern quarry tile floor and period style radiator.

#### Rear Hall

Under stairs store cupboard & chequered pattern quarry tile floor.

#### Cloakroom

White suite comprising; WC & hand basin. Quarry tile floor matching the hallway.

#### Dining Kitchen

A bold modern kitchen with space for dining. Featuring an extensive range of wall & base cabinets with painted 'shaker' style cabinet doors and contrasting white granite work surfaces with Belfast twin bowl ceramic sink and chrome mixer tap. Inset 'Lacanche' range cooker with matching stainless steel extractor hood and splash panel. Fully integrated refrigerator, freezer and dish washer, space for a washing machine & dryer. Gas fired central heating boiler concealed in a wall cupboard. Two windows to the side of the house and wooden floor extending through to the dining area. / garden room. Period style radiator.

#### Garden Room

Leading off the kitchen this conservatory style extension adds to the living space and features French doors to the rear opening to the garden. Wooden floor.

#### First Floor Landing

Window to the side of the house & period style radiator.

#### Bedroom 1

Double bedroom with two windows to the front of the house, range of fitted wardrobes to the length of one wall & matching bedside cabinets, wooden floor. period radiator.

#### Bedroom 3

Window to the rear of the house and stripped wooden floor. Chimney breast with feature period style fireplace, Period radiator.

#### Bathroom

A stylish modern bathroom which features a white suite with bath, walk-in shower enclosure with glass screen and thermostatic rain shower, vanity basin & WC. Part ceramic tile walls and tiled floor. Window to the side of the house and chrome heated towel radiator.

#### Bedroom 2

A good size attic room with roof light window to the rear, sloping ceiling with exposed purlins. Radiator.

#### Outside

The house enjoys a fully enclosed south west facing walled garden to the rear which features a lawn area and plenty of space for outdoor living. A number of properties along Kings Avenue have parking at the rear with access from the service road between Kings Avenue and Northesk Street, so there may be potential to create off road parking if required. Small walled garden to the front of the house.

#### General Information

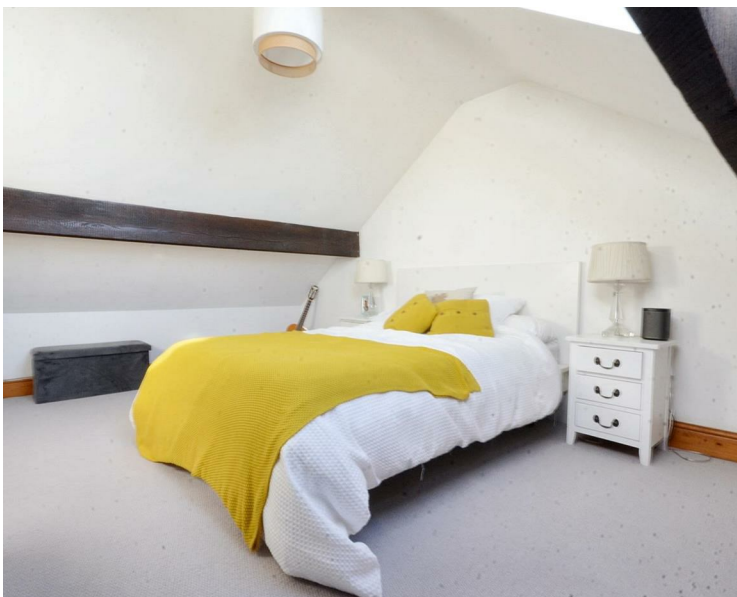
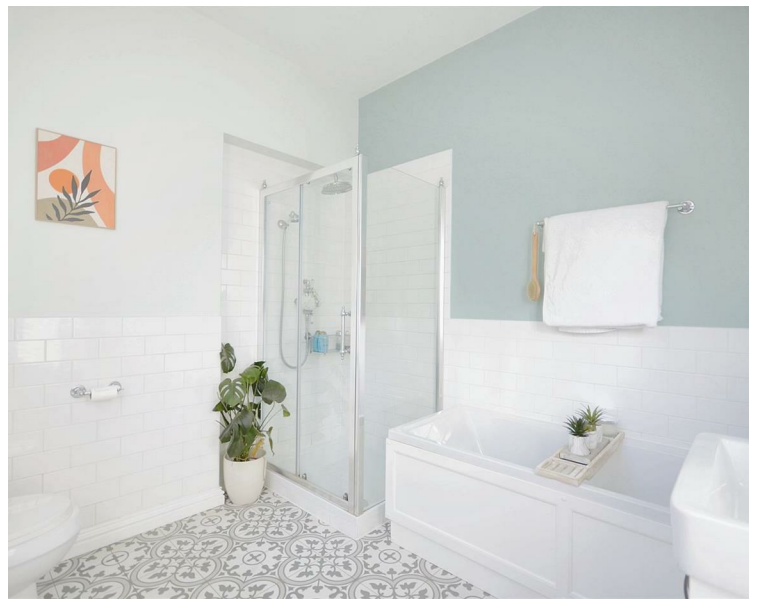
Services; Mains gas, water, electricity & drainage. Gas central heating

#### Council Tax Band D

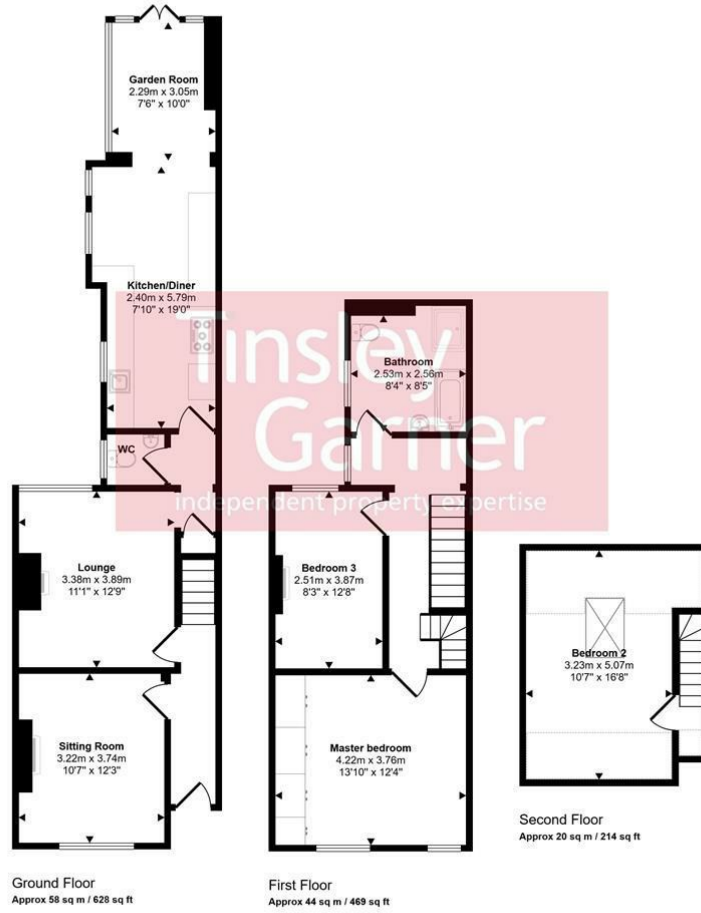
#### Tenure; Freehold

#### Viewing by appointment

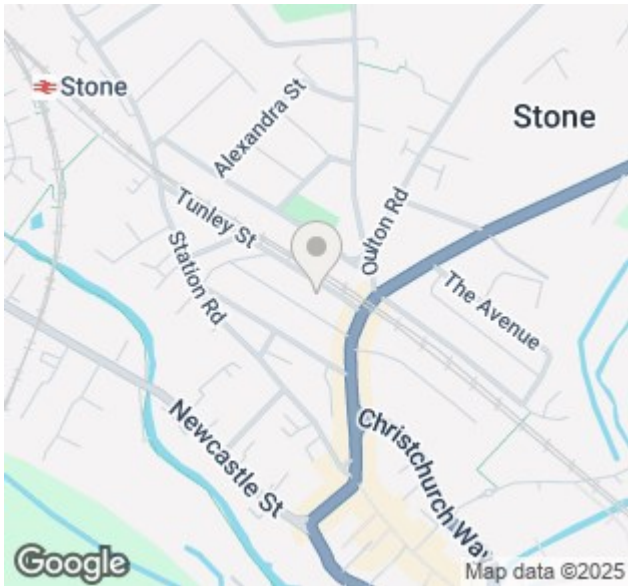
For sale by private treaty, subject to contract.  
Vacant possession on completion.



Approx Gross Internal Area  
122 sq m / 1311 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 |  |                         |           |
|   |  | 49                      | 75        |
| England & Wales                             |  | 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   |  | EU Directive 2002/91/EC |           |