



13, Old Road, Stone, ST15 8JE



**£180,000**

A mid-terrace home boasting a deceptively large garden and conveniently located within strolling distance of Stone town centre. Offering accommodation including: living room, fitted kitchen with appliances, two bedrooms and a family bathroom.

Benefiting from a energy efficient solar panel system installed in 2024

NO UPWARD CHAIN - Viewing Recommended



01785 811 800

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



#### Entrance

A uPVC part obscure double glazed front door opens to the living room.

#### Living Room

With ceiling coving, uPVC double glazed window to the front elevation, radiator, carpet and doorway to the kitchen.

#### Kitchen

The kitchen is fitted with a range of wood effect wall and floor units, under wall unit lighting, contrasting work surfaces with tiled splash-backs and inset stainless steel sink with chrome mixer tap. Radiator, uPVC double glazed window and external door opening to the rear aspect, part panelled walls, quarry tile floor, doorway to the bathroom and stairs leading to the first floor accommodation.

Appliances include: stainless steel gas hob with matching splash-back and extractor hood, integral electric oven.

Plumbing for a washing machine and dishwasher.

#### Bathroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps, low level push button WC, standard bath and panel with chrome taps and electric shower system above. Fully tiled walls, uPVC obscure double glazed window to the side elevation, radiator and vinyl flooring.

#### First Floor

##### Stairs & Landing

With carpet throughout.

##### Bedroom One

Offering a uPVC double glazed window to the front aspect with a lovely view of Stonefield Park, ceiling coving, ornate cast iron style fireplace, radiator and carpet.

##### Bedroom Two

With uPVC double glazed window to the rear aspect, loft access, radiator, carpet and storage cupboard housing the solar powered hot water and heating system.

#### Outside

##### Front

With slate chipping courtyard, front boundary wall and pathway to the entrance door.

##### Rear

A delightful rear garden with slate chipping courtyard, foliage archway and path leading to the garden shed, stocked flower beds and borders, hedgerows, timber fence panelling, pond with bridge leading to a paved patio area.

#### General Information

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

Council tax band B

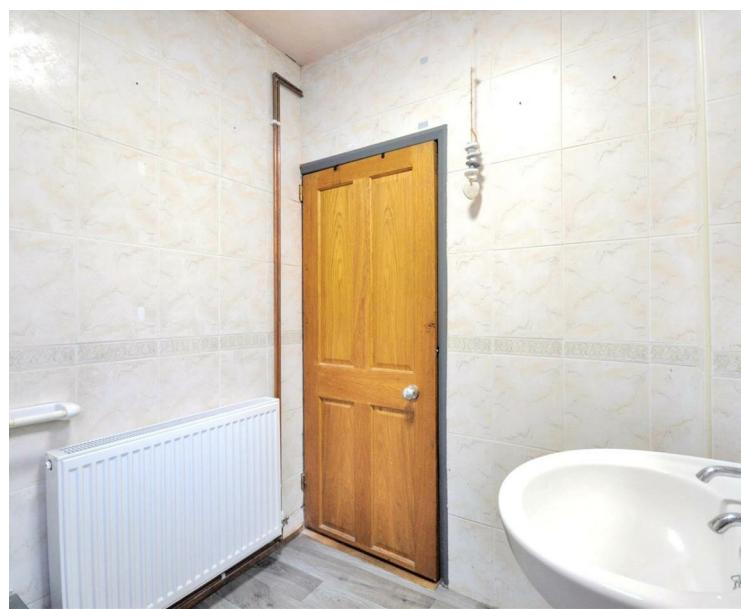
No upward chain

#### Services

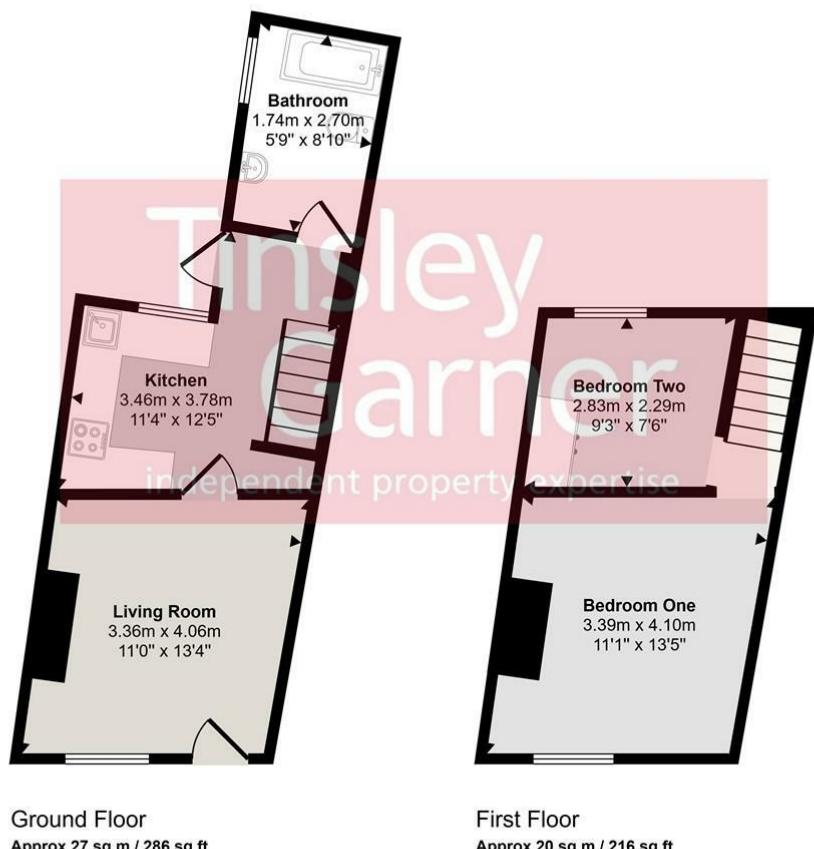
Mains water, electricity and drainage.  
Solar Panels.

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
47 sq m / 502 sq ft



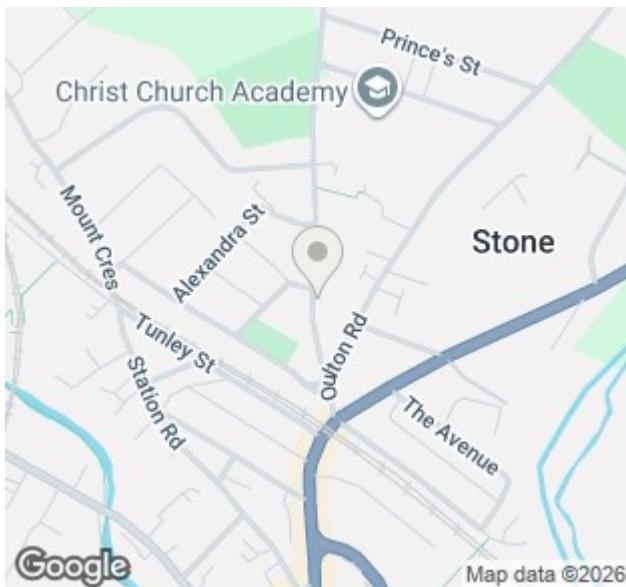
Ground Floor

Approx 27 sq m / 286 sq ft

First Floor

Approx 20 sq m / 216 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		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	