



32, Tilling Drive, Stone, ST15 0AA



£230,000

A well presented modern mid-terrace townhouse conveniently located within walking distance of local schools, shops and Stone town centre. Built in circa 2006 and offering flexible accommodation over three floors comprising: entrance porch, reception hallway, guest cloakroom, spacious living room diner, kitchen, three double bedrooms, ensuite shower room to the main bedroom, plus a family bathroom. Also benefitting from rear access off road parking before a single garage, an enclosed south west facing rear garden, gas central heating and uPVC double glazed windows & doors.

Viewing highly recommended - NO UPWARD CHAIN



01785 811 800

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



### Entrance Porch

An open porch with coach light and paved pathway before the front door.

### Hallway

A uPVC part obscure double glazed front door opens to the hallway. With oak effect laminate flooring, radiator, central heating thermostat and access to the living room diner, kitchen, guest cloakroom and first floor stairs.

### Living Room Diner

A spacious reception room offering uPVC double glazed French doors opening to the rear garden, radiator, oak effect laminate flooring, large under stairs storage cupboard and TV connection.

### Kitchen

Fitted with a range of wood effect wall, floor and display units, dapple finish work surfaces with matching upstands, inset stainless steel sink and drainer with chrome mixer tap. Tile effect vinyl flooring, uPVC double glazed window to the front elevation, radiator and wall mounted Ideal Icos gas central heating boiler.

Appliances comprising: stainless steel gas hob with matching extractor hood and splash-back, integral electric oven. Plumbing for a washing machine and space for an upright fridge freezer.

### Guest Cloakroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps and tiled splash-back, low level push button WC. Tile effect vinyl flooring, extractor fan and radiator.

### First Floor

#### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with radiator and carpet throughout.

#### Bedroom Two

Offering two uPVC double glazed windows to the front of the house, radiator and carpet.

#### Bedroom Three

A third double bedroom with radiator, uPVC double glazed window overlooking the rear garden and carpet.

#### Family Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome taps, low level push button WC and pedestal wash hand basin with chrome taps. Extractor fan, part tiled walls, vinyl flooring, radiator, shaver point and airing cupboard housing the hot water storage system.

### Second Floor

#### Stairs & Landing

With traditional white painted spindle, newel post and banister

stairs, small landing, two uPVC double glazed windows to the side aspect, radiator and carpet.

#### Bedroom One

A large main bedroom offering two Velux skylights, uPVC double glazed window to the front aspect, two radiators, eaves storage cupboard, carpet, TV connection, loft access and doorway to the ensuite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising: fully tiled shower enclosure with mains fed thermostatic shower system, pedestal wash hand basin with chrome taps and tiled splash-back, low level push button WC. Velux skylight window, vinyl flooring, extractor fan, shaver point, radiator and eaves storage cupboard.

#### Outside

The property has off road parking for one car before a single garage with vehicular access to the rear of the property. There is pedestrian access to the front of the property via a paved pathway.

#### Rear Garden

An enclosed south-west facing rear garden with mature trees, decked area, paved patio, gravelled courtyard, timber fence panelling and gateway with paved pathway leading to the parking space and garage.

#### 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 and drainage.

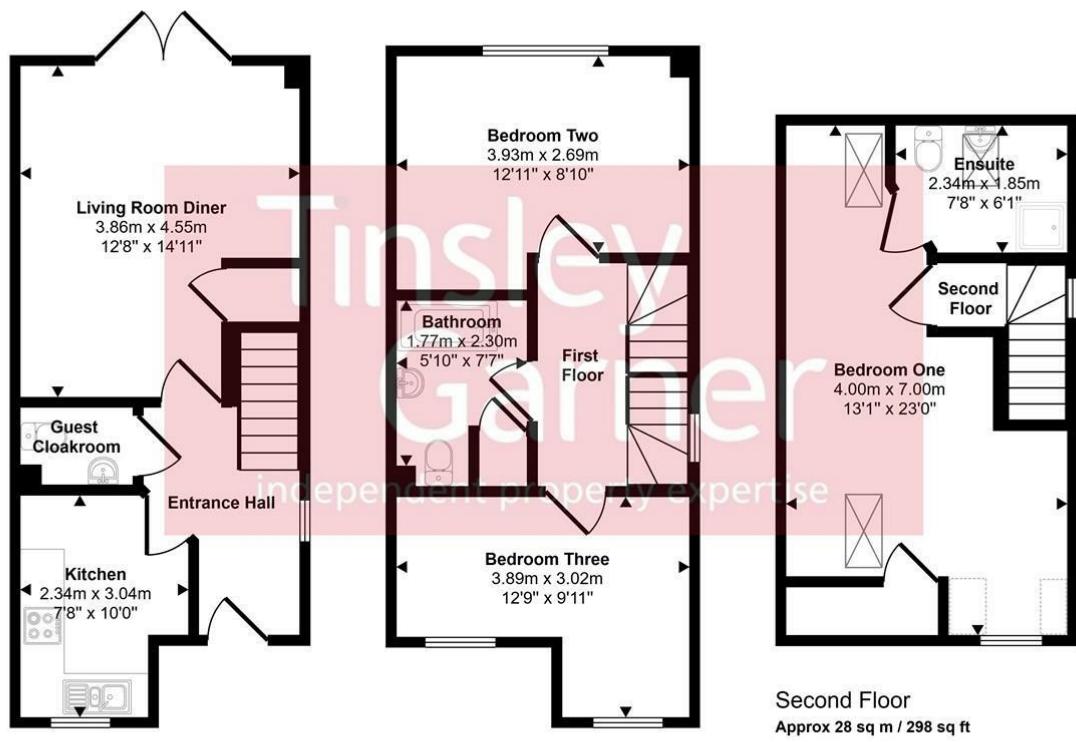
Gas central heating.

#### Viewings

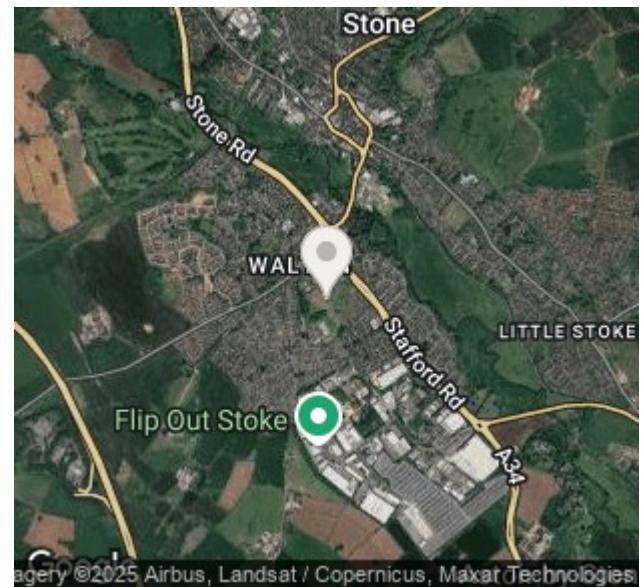
Strictly by appointment via the agent.



Approx Gross Internal Area  
93 sq m / 1002 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		
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		
EU Directive 2002/91/EC		