

**Tinsley
Garner**
independent property expertise



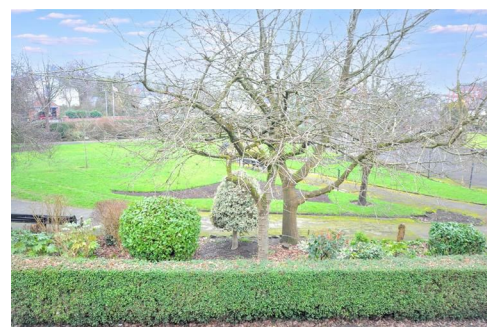
10, Albert Street, Stone, ST15 8HQ



£180,000

Perfectly placed for a game of tennis or bowls! This Victorian mid-terrace home is in a lovely position adjacent to Stonefield Park and conveniently located walking distance of Stone town centre and the railway station. Offering good size accommodation with open plan living room/dining area, fitted kitchen, two double bedrooms and a first floor bathroom. Also benefitting from uPVC double glazed windows, an enclosed rear garden and gas combi central heating.

Early Viewing Essential - NO UPWARD CHAIN



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<p>Entrance A wooden part obscure glazed front door with window light above opens to the living room diner.</p>	<p>General Information For sale by private treaty, subject to contract. Vacant possession on completion. Council tax band B No upward chain</p>
<p>Living Room Diner A very spacious reception room indeed offering a wooden fire surround with marble back, tiled hearth and inset coal effect electric fire, ceiling coving, two uPVC double glazed windows to the front and rear elevations, two radiators, two wall lights, oak finish laminate flooring and TV connection. Doorways to the kitchen and first floor stairwell.</p>	<p>Services Mains gas, water, electricity and drainage.</p> <p>Viewings Strictly by appointment via the agent.</p>

Kitchen
The kitchen is fitted with a range of white finish wall and floor units, oak effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Radiator, two uPVC double glazed windows to the side and rear aspects, tiled floor and wooden part glazed external door opening to the rear courtyard and garden. Wall mounted Worcester Greenstar 30 Si gas combi central heating boiler.

Appliances include: gas hob and integral electric oven. With plumbing for a washing machine and spaces for an under work surface fridge and freezer.

First Floor

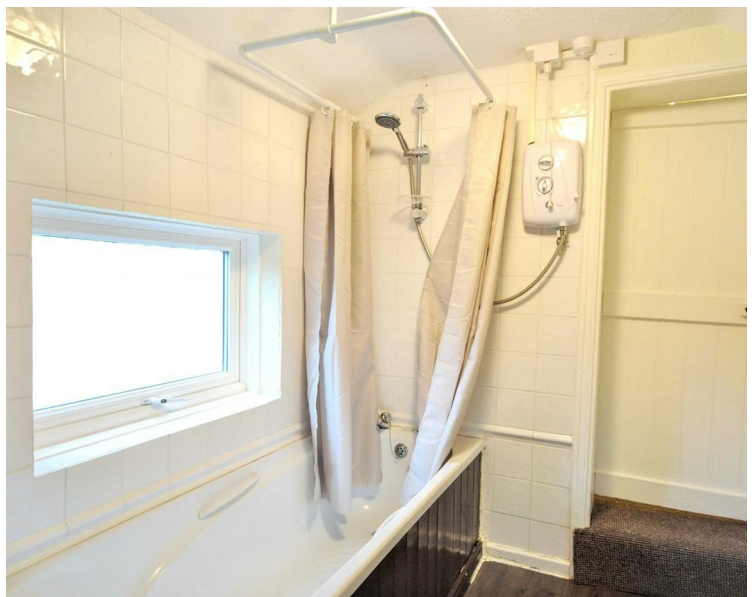
Stairs & Landing
With carpet throughout, doorways to bedroom one, bedroom two and family bathroom.

Bedroom One
Offering a uPVC double glazed window to the front aspect overlooking Stonefield Park, ceiling coving, ornate cast iron fireplace, ceiling coving, radiator, carpet and storage cupboard/wardrobe with loft access.

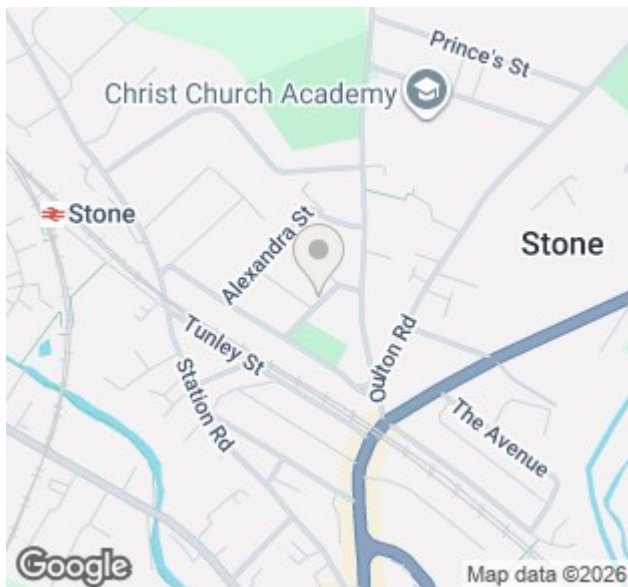
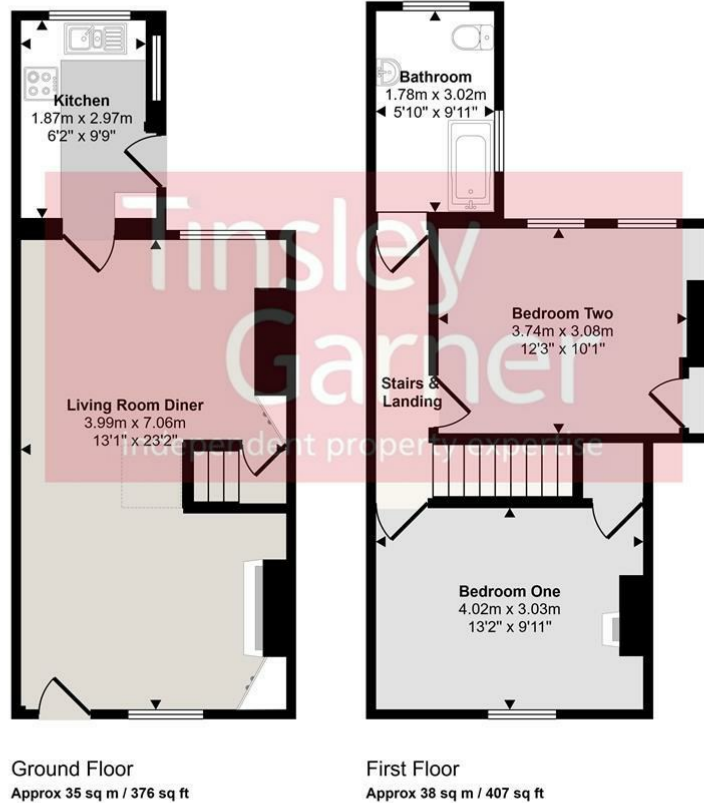
Bedroom Two
A second double bedroom with two uPVC double glazed windows to the rear aspect, ceiling coving, storage cupboard, radiator and carpet.

Bathroom
Fitted with a white suite comprising: pedestal wash hand basin with chrome taps, WC, standard bath, panel, shower rail and curtain with chrome taps and Triton T80 electric shower system above. Part tiled walls, two uPVC obscure double glazed windows to the side and rear elevations, radiator, extractor fan and wood finish laminate flooring.

Rear Garden
With brick courtyard and patio area, lawn, stocked flowerbeds, garden shed, part walled boundary and timber fence panelling.



Approx Gross Internal Area
73 sq m / 783 sq ft



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		54	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		39	81
EU Directive 2002/91/EC			