



108, Newcastle Road, Stone, ST15 8LG



**Asking Price £285,000**

A traditional bay fronted Victorian town house in a popular and sought after canal side location on the outskirts of Stone, walking distance to the town centre and walking distance to a host of amenities. This is a lovely house which offers more accommodation than outer appearances might suggest, featuring a welcoming entrance hall with beautifully preserved Minton tile floor, two good size reception rooms, kitchen with space for dining and a small cellar. Upstairs there are three bedrooms (two double and a single), study and a modern bathroom. Step outside and you will discover a cosy garden and courtyard with space for sitting out enjoying the sunshine and a gate giving direct access to the canal towpath, perfect for escapes to both the town and countryside. A lovely house in a super location, offered for sale with no upward chain.



01785 811 800

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



#### Entrance Hall

Reception area with wooden part glazed front door and its original Minton mosaic pattern tile floor. Stairs to the first floor landing.

#### Lounge

Bright sitting room with bay window to the front of the house, chimney breast with period style fire surround, marble inset and hearth and living flame fire. Radiator.

#### Dining Room

To the rear of the house with sliding patio doors opening to the courtyard. Chimney breast with period style fire surround, marble inset and hearth. Wood effect flooring. Radiator.

#### Breakfast Kitchen

Well proportioned kitchen with space for a dining table. Fitted with a range of wall & base cupboards with wooden traditional style cabinets doors and coordinating grey granite effect work surface with inset sink unit. Stainless steel gas hob with extractor over and built-under electric oven. Plumbing for washing machine and dish washer. Window and door to the side of the house. Wood effect flooring. Radiator. Access to the cellar.

#### Landing

#### Bedroom 1

Double bedroom with window to the front of the house. Radiator

#### Bedroom 2

Double bedroom with window to the rear of the house. Fitted wardrobes to one wall with sliding wood effect doors. Radiator.

#### Bedroom 3

Single bedroom with window to the side of the house. Radiator.

#### Boxroom / Study

Cosy study with window to the front of the house.

#### Bathroom

Modern white suite comprising; bath with glass screen and shower over, vanity basin & WC. Part ceramic tile walls, rear facing window. Radiator. Wood effect flooring. Airing cupboard.

#### Outside

Small enclosed forecourt garden and hedge boundary screening the house from the pavement. To the rear the house has an enclosed yard with space for sitting out together with a small enclosed lawn garden with wooden garden shed and gate giving access to the canal tow path.

#### General Information

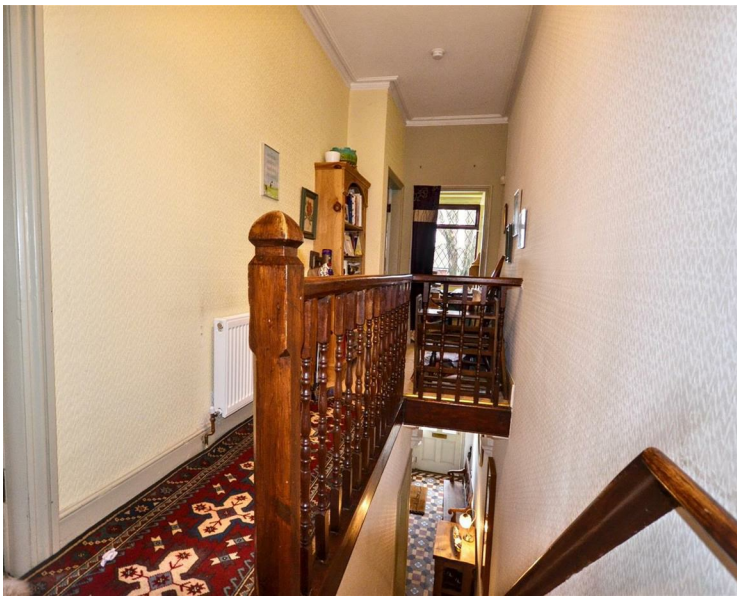
Services; Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band B - Stafford Borough Council

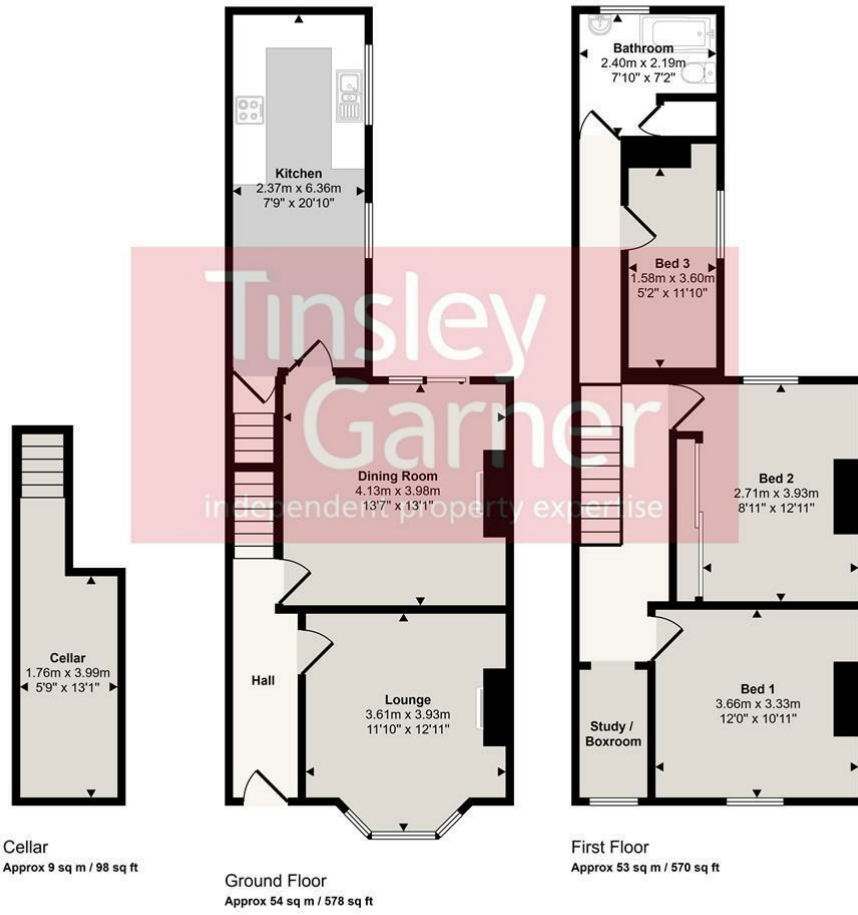
Tenure; Freehold

Viewing by appointment

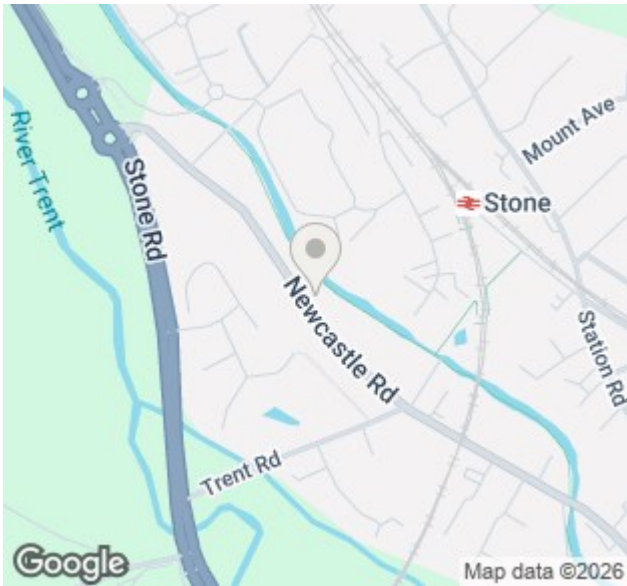
For sale by private treaty, subject to contract.  
Vacant possession on completion



Approx Gross Internal Area  
116 sq m / 1247 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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		