

**Tinsley  
Garner**  
independent property expertise

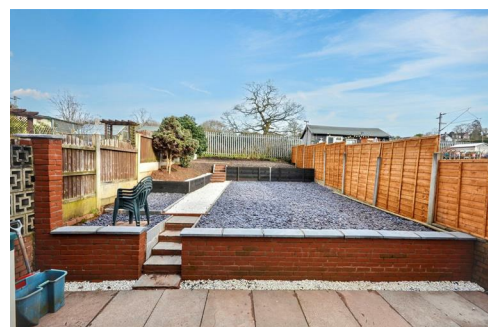


31, Jordan Way, Stone, ST15 8PD



**Asking Price £195,000**

A desirable semi-detached house tucked away in a quiet cul-de-sac location 'on the flat' about ten minutes walk to the south of Stone town centre. The house is well maintained and presented to a good standard throughout, featuring well proportioned accommodation with spacious lounge, modern kitchen with space for dining, two bedrooms and an upgraded shower room. Step outside to discover a larger than average garden designed for a minimum maintenance and maximum enjoyment. with open aspect to the rear overlooking farmland in the distance. Upvc double glazing and modern central heating system and gardens All in all a very pleasant house in a great location if you want the town and a wide range of amenities on your doorstep. No upward chain



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#### Entrance Porch

Fully enclosed porch with upvc half glazed front door.

#### Lounge

A good size sitting room with bay window to the front of the house and open plan staircase to the first floor landing. Wall mounted electric flame effect fire. Two radiators.

#### Dining Kitchen

Open plan kitchen with space for dining. The kitchen features a range of wall & base cupboards with traditional style wooden cabinet doors and coordinating work surfaces with inset sink unit and mixer tap. Fitted appliances comprise; stainless steel gas hob with extractor over, built under electric oven and plumbing for washing machine. Rear facing window overlooking the garden and glazed upvc back door. Ceramic tile floor throughout. radiator. Wall mounted gas fired combi boiler.

#### Landing

#### Bedroom 1

Double bedroom with two windows to the front of the house. Linen cupboard. Radiator.

#### Bedroom 2

Generous single bedroom with rear facing window overlooking the gardens and farmland beyond. Radiator.

#### Shower Room

With a white suite comprising; corner shower with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height and wood effect flooring. Chrome heated towel radiator. Rear facing window.

#### Outside

The house occupies a larger than average plot at the far end of Jordan Way with small front garden and large low maintenance garden to the rear. The garden is hard landscaped with paved patio and plenty of space for outdoor living, Driveway parking to the side of the house with room to accommodate 2 small cars.

#### General Information

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

Tenure; Freehold

Council Tax Band B

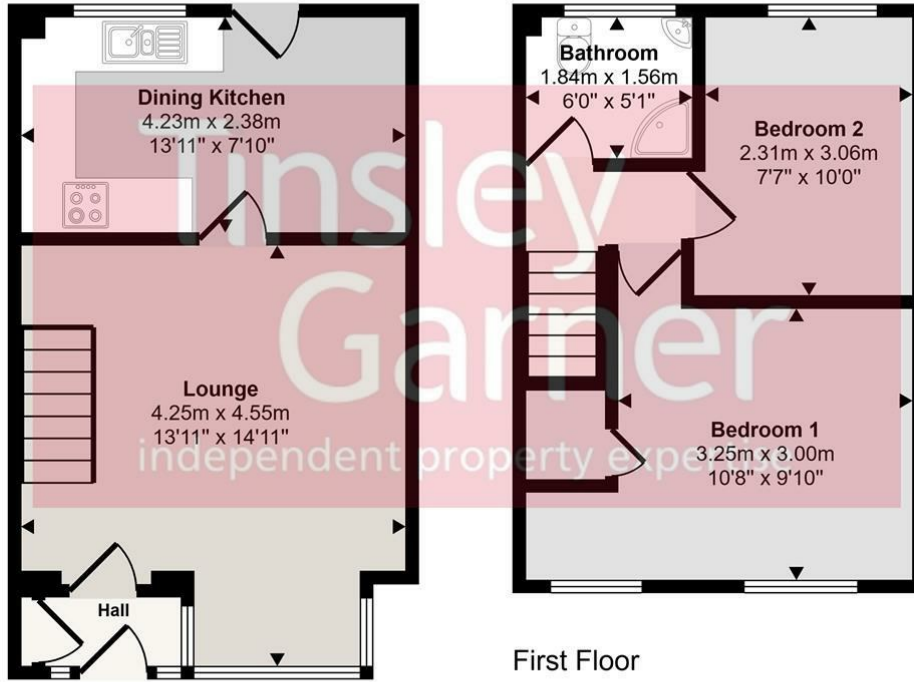
Viewing by appointment

For sale by private treaty, subject to contract.

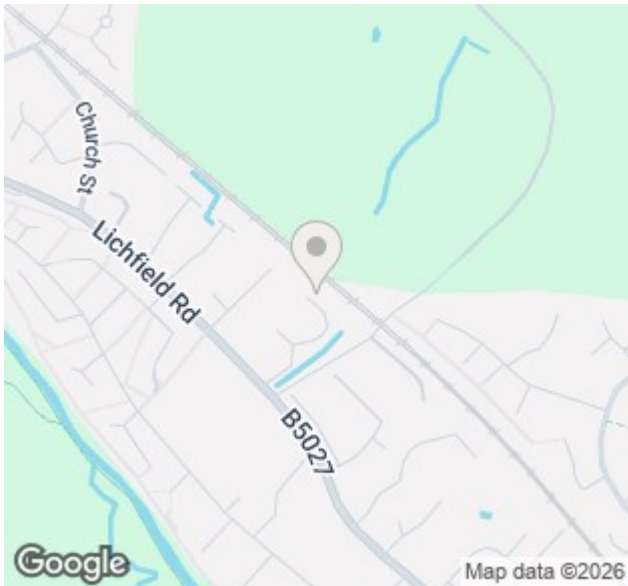
Vacant possession on completion



Approx Gross Internal Area  
56 sq m / 602 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			
		74	81
<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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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