



74, Beacon Rise, Stone, ST15 0AL



£245,000

A smart & stylish mature semi which shines like a beacon! This is a truly lovely house which has been extensively upgraded and is situated in a popular and sought after residential suburb on the western side of Stone. Offering well proportioned, immaculately presented accommodation featuring an open plan lounge / dining room with French doors opening to the gardens, smart modern kitchen and a large utility room, complemented upstairs by three bedrooms and a stylish bathroom. Step outside an you will discover a lovely landscaped rear garden which is not directly overlooked, offers plenty of opportunity for outdoor living and enjoys a sunny south west facing aspect. A lovely house is a super location within easy reach of local schools and shops and less than a mile from Stone town centre.



01785 811 800

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



Entrance Hall

Welcoming reception area with half glazed upvc front door and wood effect flooring extending through to the lounge and kitchen. Turned staircase to the first floor landing. Radiator.

Lounge / Dining Room

A pleasant sitting room with space for a dining table, rear facing window and French doors opening to the patio. Chimney breast with raised hearth and wood burning stove, TV aerial connection. Two radiators.

Kitchen

A smart modern kitchen which features an extensive range of wall & base cupboards with white high gloss handleless cabinet doors and contrasting black granite effect work surfaces with under set 1½ bowl sink unit and chrome mixer tap. Fitted appliances comprise; stainless steel gas hob with matching splash panel and extractor hood and built under electric oven, fully integrated dish washer, fridge and freezer. Window to the front of the house. Radiator.

Utility Room

Converted from part of the former garage with door leading from the entrance hall, with worksurface, plumbing for washing machine and space for a dryer.

Stairs & Landing

Turned staircase with window to the side of the house, access hatch to loft space.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Fitted with a modern white suite comprising; bath with shower over, pedestal basin & WC. Ceramic wall tiling and tiled floor, chrome heated towel radiator. Window to the front of the house.

Outside

Driveway parking for one car and storage area at the front of the former garage which still retains the up and over door. Very pleasant garden to the rear which is south west facing enjoying sunshine throughout the day into the late evening. The garden is nicely landscaped featuring a paved patio area, raised lawn with planted borders and gravelled terrace with wooden garden shed.

General Information

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

Tenure; Freehold

Council Tax Band C

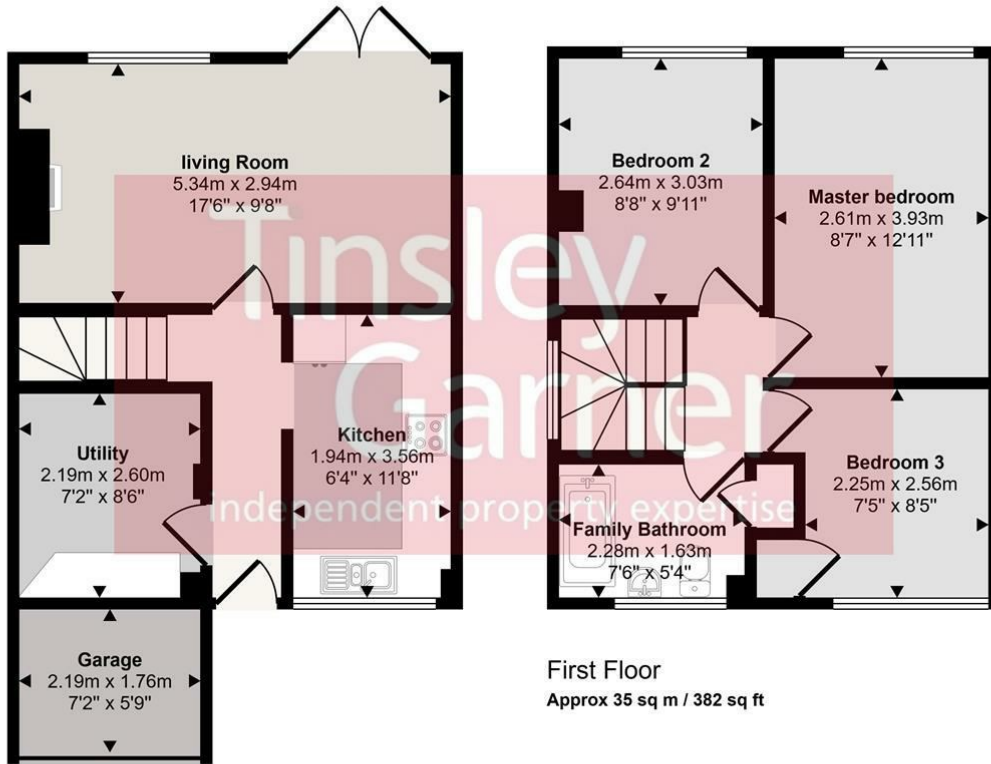
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



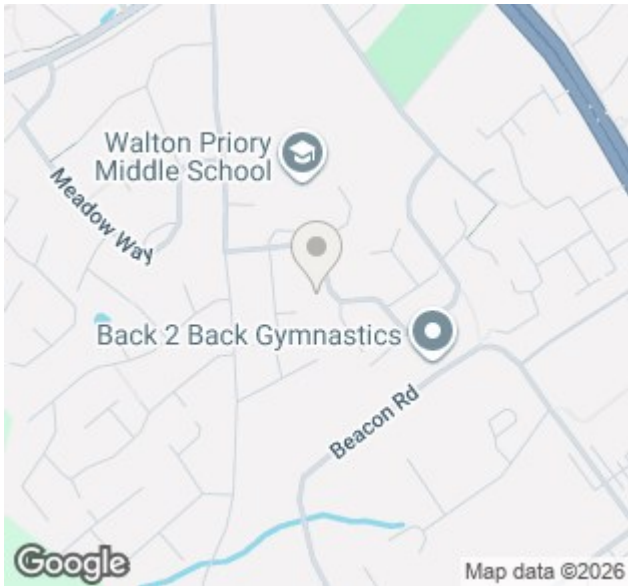
Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 35 sq m / 382 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 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		