



35, Greenway Avenue, Stone, ST15 0ER



Asking Price £310,000

A sensibly priced detached family house in a popular cul-de-sac location on the outskirts of town. This is a well maintained property which offers good size accommodation featuring two reception rooms with the useful addition of a conservatory with insulated roof, traditional style kitchen complemented by a large utility room and the essential downstairs loo. Upstairs there are 4 bedrooms (two double & two singles) and a modern shower room. Gas central heating and upvc double glazed windows throughout. Enclosed easy maintenance rear garden with lawn area and several patio areas for enjoying sunshine throughout the day, off road parking for 2 cars and a single garage. The house is in a great location within easy reach of local schools and other amenities and is within fifteen minutes walk of Stone town centre. Offered for sale with no upward chain.



01785 811 800

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



Entrance Hall

Reception area with composite part glazed front door, wood effect flooring. Stairs to the first floor landing. Radiator.

WC

White suite featuring WC and hand basin. Wood effect floor.

Lounge

A good size sitting room with bow window to the front of the house and glazed panel double doors opening through to the dining room, period style fireplace with marble inset and hearth and living flame gas fire. Wood effect flooring, two radiators.

Dining Room

Adjoins the lounge, with door through to the kitchen and sliding patio windows through to the conservatory. Wood effect floor. Radiator.

Conservatory

A useful addition to the ground floor living space, built on a brick base with upvc double glazed windows, solid insulated roof and French door opening to the patio. Ceramic tile floor.

Kitchen

Fitted with an extensive range of wall & base cupboards with traditional style oak cabinet doors and contrasting granite effect work surfaces with inset sink unit. Stainless steel gas hob with extractor over, eye level electric double oven, fully integrated dish washer and space for an upright fridge freezer. Ceramic tile floor. Rear facing window overlooking the garden.

Utility Room

A large utility room which has an internal door to the garage and door to the rear to the garden. Wall & base cupboards with white cabinet doors and contrasting work surfaces. Plumbing for washing machine and space for dryer.

Landing

Access hatch to loft space with pull down ladder. Window to the side of the house. Airing cupboard.

Bedroom 1

Double bedroom with built-in wardrobe. Window to the front 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 rear of the house. Radiator.

Bedroom 4

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

Shower Room

Featuring a modern white suite comprising; shower enclosure

with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to full height, chrome heated towel radiator. Window to the side of the house.

Outside

The house is located in a popular cul-de-sac location on the edge of town, within walking distance of the town centre, leisure centre and local schools. Driveway parking with room to accommodate 2 cars side by side and an attached single garage with roller shutter door. Lawn front garden and fully enclosed rear garden with hedge borders, several patio area taking advantage of sunshine throughout the day, wooden garden shed and greenhouse.

General Information

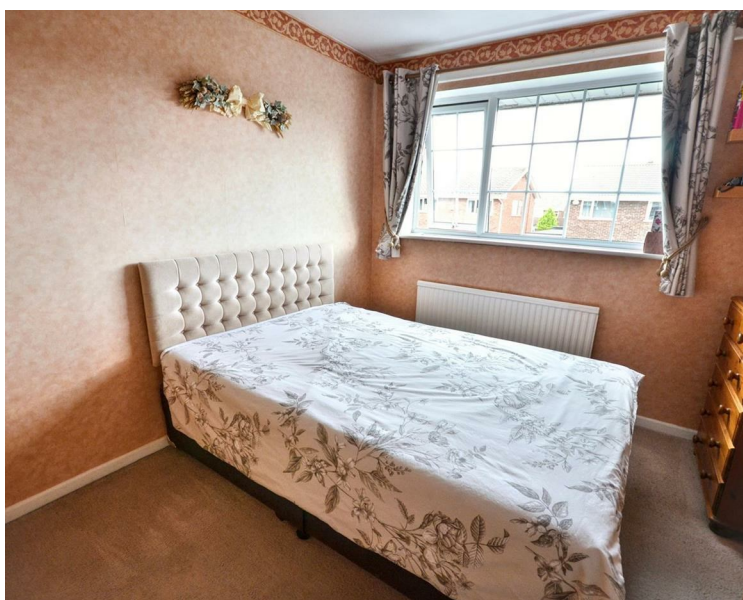
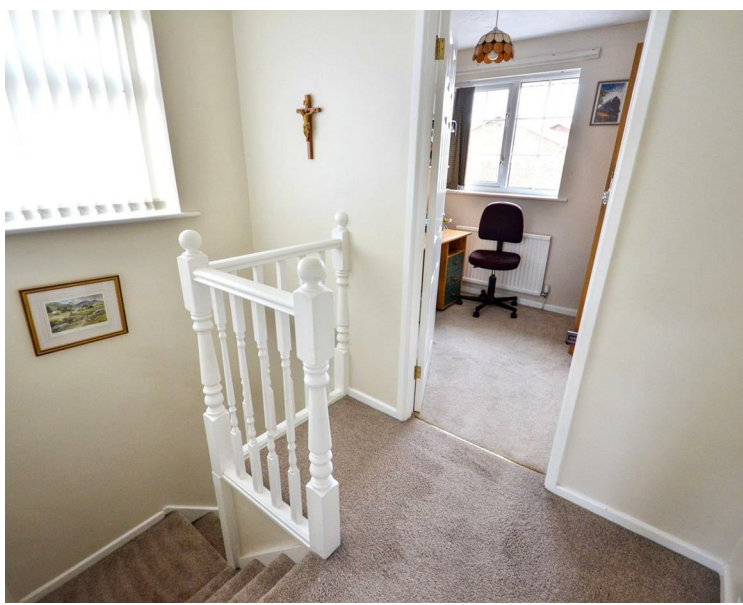
Services; Mains gas, electricity, water & drainage. Gas central heating.

Council Tax Band C Stafford Borough Council

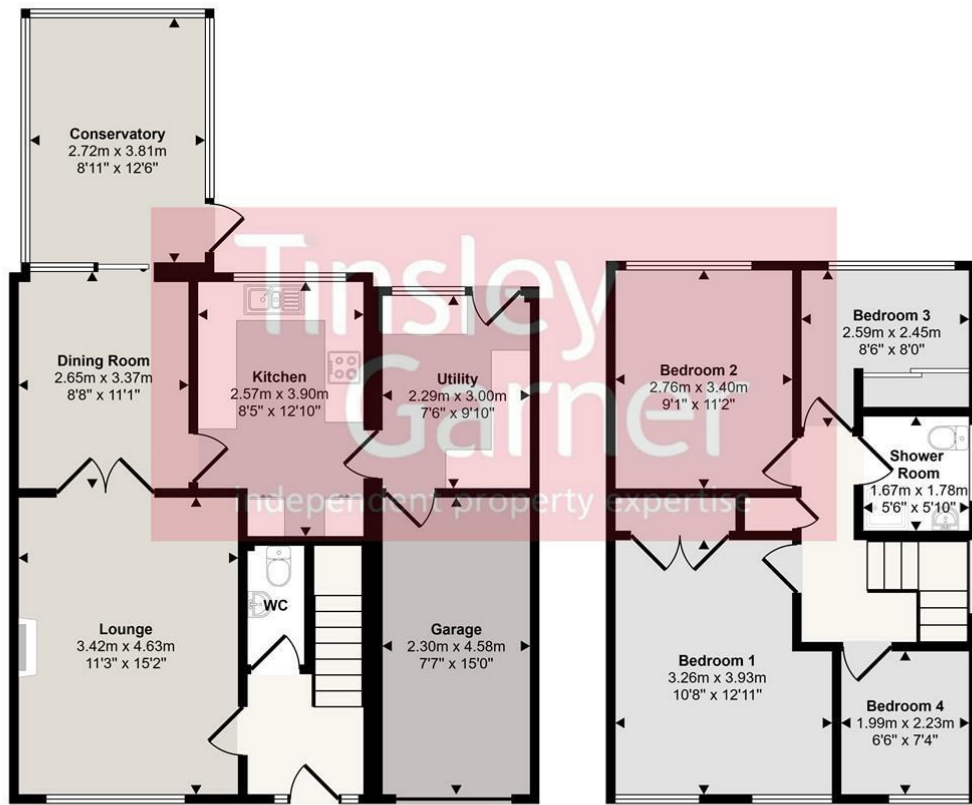
Tenure; Freehold

Viewing by appointment

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



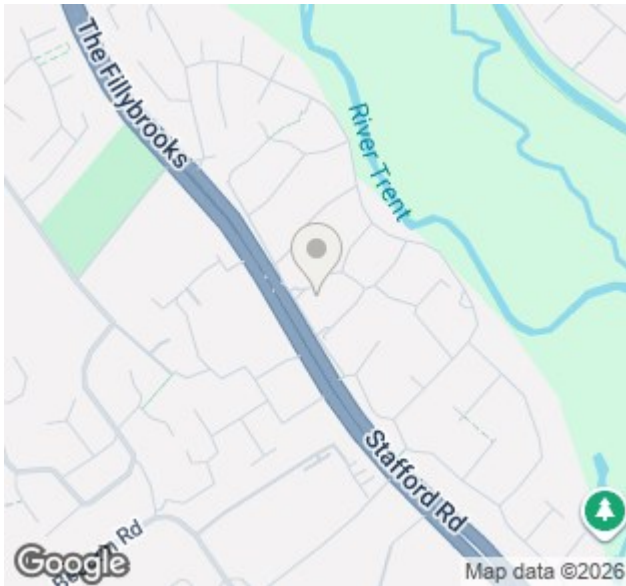
Approx Gross Internal Area
119 sq m / 1276 sq ft



Ground Floor
Approx 74 sq m / 798 sq ft

First Floor
Approx 44 sq m / 478 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		
	72	79
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		
	69	69
England & Wales		
EU Directive 2002/91/EC		