



12, Longfield Avenue, Stone, ST15 0DN



Asking Price £265,000

A Renovated Traditional Semi-Detached Home in a Convenient Location. Situated in a popular residential cul-de-sac, this traditional semi-detached house is ideally located close to local amenities and within half a mile of Stone town centre. The property has recently been renovated and updated, having previously been extended to create a generous open-plan ground-floor living space. The accommodation comprises an entrance hall with an original mosaic tile floor, a downstairs WC, a dual-aspect open-plan lounge/dining room, a newly fitted kitchen, three bedrooms, and an upgraded family bathroom. The home benefits from gas central heating with a modern combi boiler and uPVC double-glazed windows throughout. Occupying a larger-than-average plot for this location, the property offers a good-sized frontage with off-road parking for several vehicles, along with a large enclosed store to the side of the house. To the rear is a sunny south-west-facing garden, enjoying a good degree of privacy and not directly overlooked. Offered for sale with no upward chain.





Canopy Porch

Council Tax Band C

Entrance Hall

Reception area with wooden front door, window to the side of the house and black and white chequer pattern tile floor. Stairs to the first floor landing

Tenure; Freehold

Cloaks & WC

Cloakroom with WC and hand basin. Wood effect flooring. Store cupboard below the stairs.

Viewing by appointment

Open Plan Lounge / Dining Room

A spacious open plan living area with sitting room and space for dining. The lounge area has a bay window to the front of the house and the dining area a window to the rear overlooking the garden. Wood effect flooring throughout. Three radiators.

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

Kitchen

The kitchen features a range of wall & base cupboards with high gloss contemporary style cabinet doors and coordinating granite effect work surfaces with inset sink unit and mixer tap. Fitted appliances comprise: ceramic electric hob with matching extractor and built-under electric oven and integrated dish washer. Part ceramic tile walls and wood effect floor. Rera facing window and part glazed upvc back door. Wall mounted gas fired combi boiler. Radiator.

Landing

Window to the side of the house. Access hatch to loft space.

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. Radiator.

Bedroom 3

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

Bathroom

Fitted with a white suite comprising; bath with glass shower screen and mixer shower attachment, vanity basin & WC. Window to the front of the house and heated towel radiator.

Outside

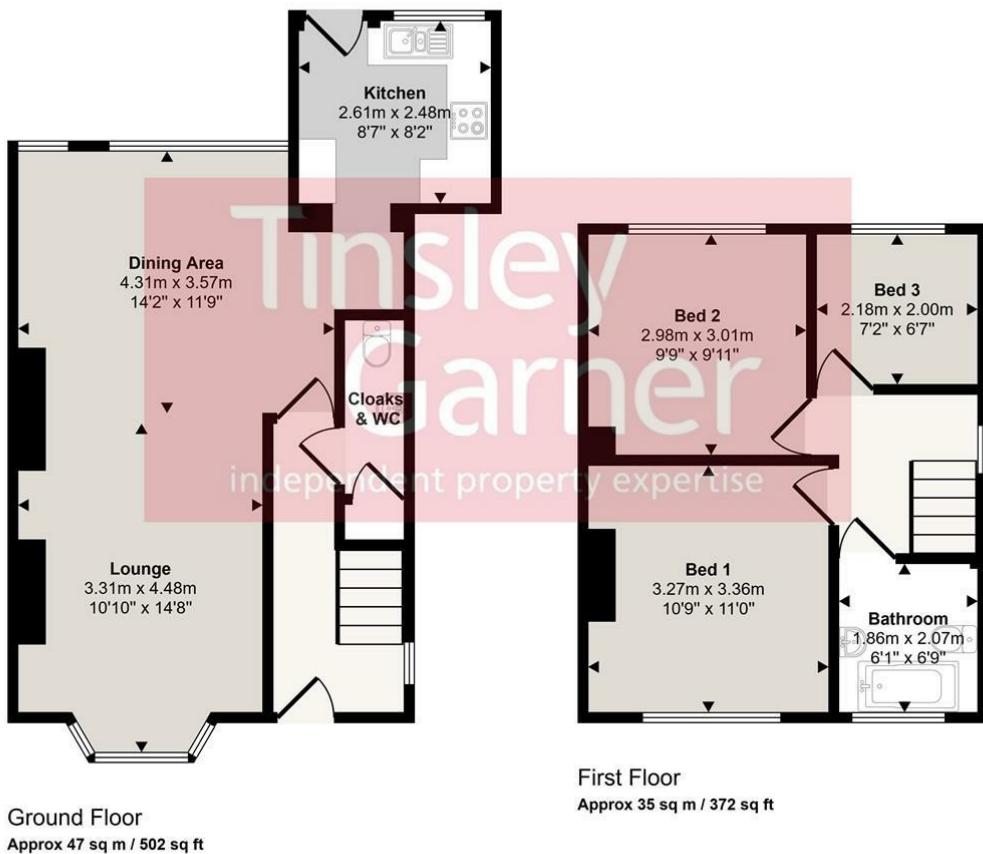
The house occupies a good size plot with gardens front and rear. Unusually for the locale, the house is set back from the road providing good frontage and parking for several cars off road. Lawn garden to the front and enclosed lawn garden to the rear with rear pedestrian access. Wooden lean to store to the side of the house.

General Information

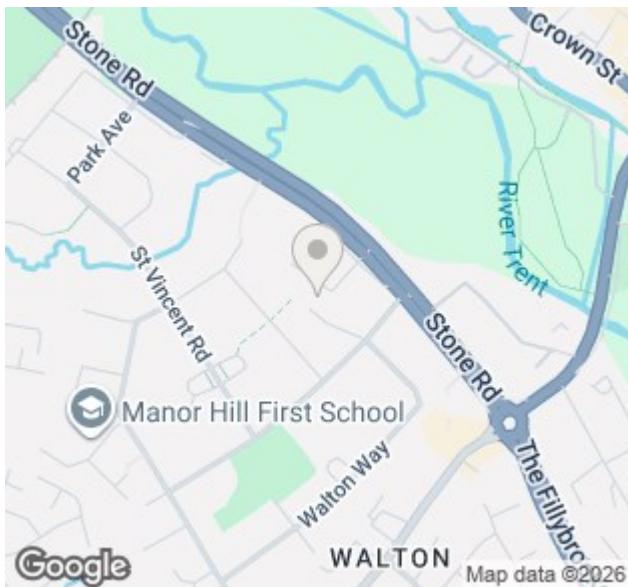
Services; Mains gas, electricity, water & drainage. Gas central heating



Approx Gross Internal Area
81 sq m / 874 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	