

**Tinsley  
Garner**  
independent property expertise



44, York Street, Stone, ST15 8DU



£225,000

An opportunity to acquire a lovely mature mid-terrace family home. The property had been tastefully upgraded by the present owner and offers well presented accommodation comprising: entrance hallway, dining room, open plan living room with feature wood burning stove and French doors opening to the rear garden, fitted kitchen, three bedrooms and a shower room. Benefitting from uPVC double glazed windows and doors throughout, a south facing enclosed rear garden and gas central heating. The property is located in a popular residential area within easy walking distance of Stone town centre, local schools and the open countryside.

A super house in a great location - Early viewing essential.



01785 811 800

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



#### Entrance Hall

A uPVC part obscure double glazed front door opens to the hallway. With tiled floor, radiator, doorways to the dining room and kitchen, access to the first floor stairs.

#### Dining Room

Offering a uPVC double glazed window to the front elevation, ceiling rose and coving, radiator and oak finish laminate flooring.

#### Living Room

Open plan to the dining room with uPVC double glazed French doors to the rear patio and garden, feature chimney breast opening with oak mantle, stone hearth and inset wood burning stove. Ceiling rose and coving, radiator, oak finish laminate flooring, TV connection and doorway to the kitchen.

#### Kitchen

Fitted with a range of wood effect wall and floor units, contrasting black marble effect work surface with brick tile splash-back and inset 1½ bowl stainless steel sink and drainer with chrome mixer tap. Tiled floor, uPVC double glazed window to the rear aspect, under stairs cupboard with power and space for an upright fridge freezer.

Appliances including; stainless steel gas hob with light above and integral electric oven. Plumbing for a washing machine.

#### First Floor

##### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with loft access and carpet. The loft has a drop down ladder, light and is partially boarded for storage purposes.

##### Bedroom One

Offering a uPVC double glazed window to the front of the property, radiator and carpet.

##### Bedroom Two

A second double bedroom with uPVC double glazed window overlooking the rear garden, radiator and carpet.

##### Bedroom Three

Presently used as a study offering a uPVC double glazed window to the front aspect, carpet and radiator.

##### Shower Room

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, fully tiled shower enclosure with mains fed thermostatic Mira power shower. Part tiled walls, uPVC obscure double glazed window to the rear elevation, radiator and vinyl flooring.

Cupboard housing a wall mounted Worcester Greenstar 28i gas combi central heating boiler.

#### Outside

##### Front

The front garden has a paved courtyard, timber fence panelling with gate and pathway to the front door. There is a side access to the rear garden via a ginnel and wooden gate.

##### Rear

The enclosed delightful and sunny aspect rear garden offers paved patio areas, large stocked timber sleeper flowerbed, a tree lined backdrop, slate chipping courtyard and timber fence panelling.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council tax band B

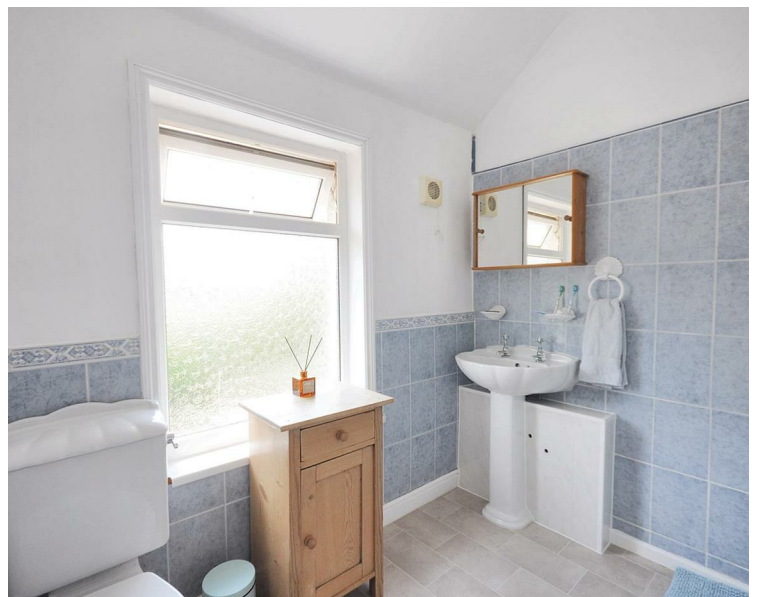
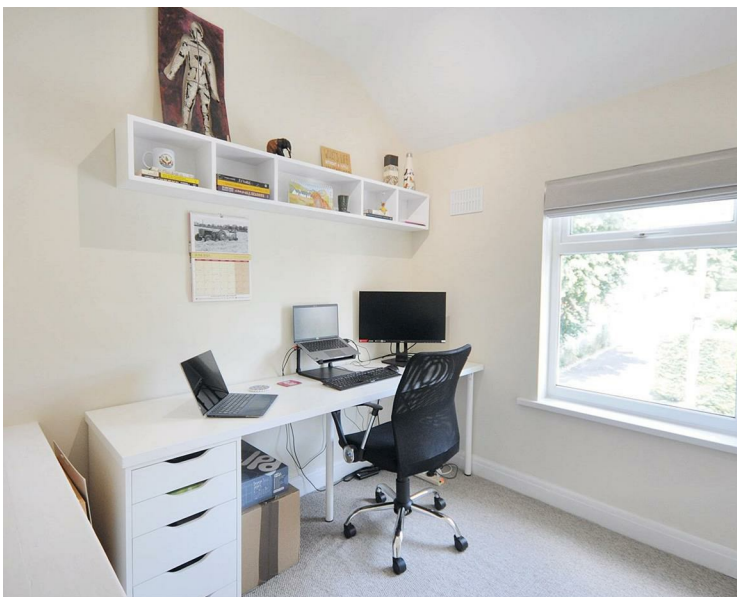
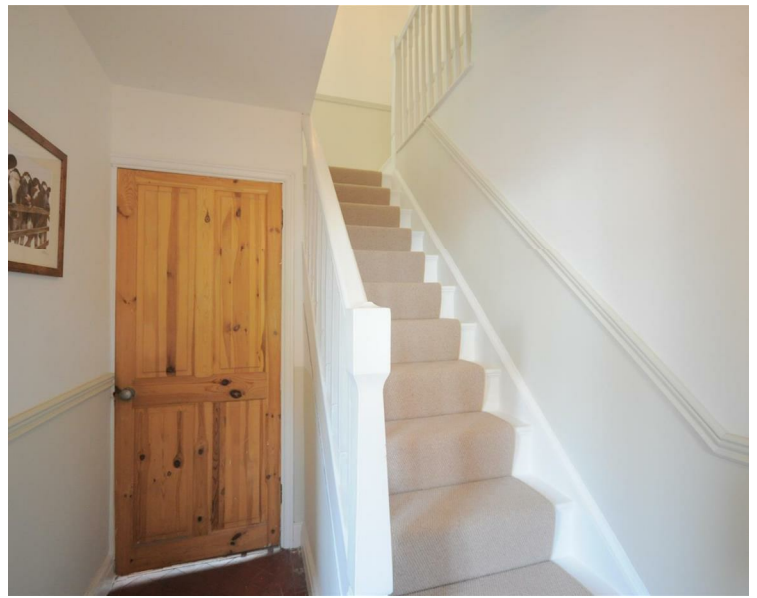
#### Services

Mains gas, water, electricity and drainage.

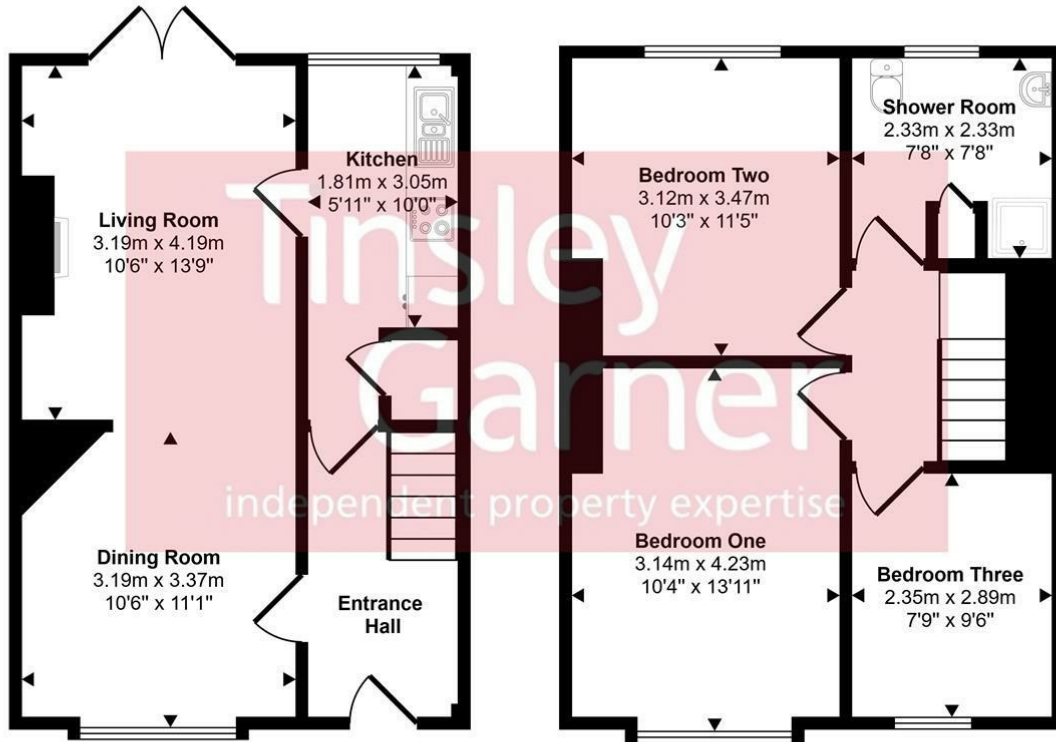
Gas combi central heating.

#### Viewings

Strictly by appointment via the agent.



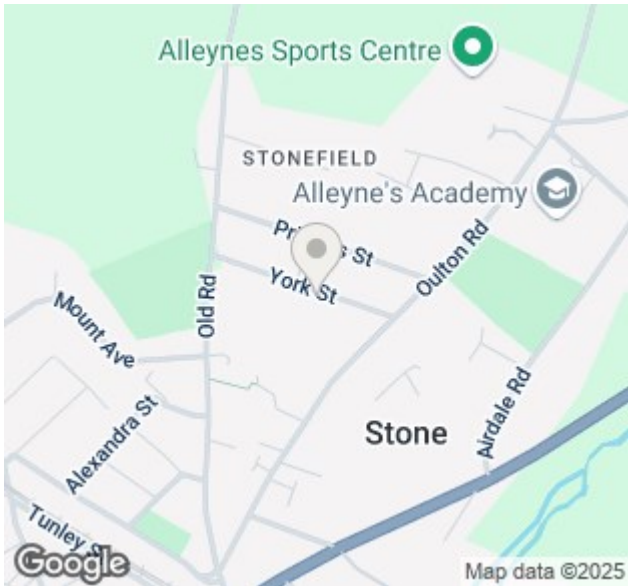
Approx Gross Internal Area  
83 sq m / 890 sq ft



Ground Floor  
Approx 39 sq m / 420 sq ft

First Floor  
Approx 44 sq m / 469 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	82

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			
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