



95, Pirehill Lane, Stone, ST15 0AS



£220,000

Mature family home offering great space both inside and out with accommodation comprising: reception hallway, guest cloakroom, living room, dining room, stylish modern kitchen and separate utility / store. To the first floor there are three bedrooms (two doubles and a single) and a modern family bathroom. Step out through the living room French doors into the private rear garden with patio areas providing plenty of space for outdoor living, also benefitting from generous off road parking, a single garage, gas central heating and Upvc double glazed windows and doors throughout. This is a lovely house set in a great location within walking distance of schools, close to local shops and within easy reach of the town centre. No upward chain.

Early Viewing Essential.





Entrance Hall

A Upvc part obscure double glazed front door opens to the hallway. With under stairs storage cupboard, wood effect laminate flooring, radiator, central heating thermostat and BT Openreach connection. Access to the guest cloakroom, living room, dining room and first floor stairs..

Guest Cloakroom

Fitted with a white suite comprising: low level WC and vanity wash hand basin with chrome mixer tap and storage unit. Obscure glazed window to the front aspect, tile effect vinyl flooring and radiator.

Living Room

A spacious reception room offering Upvc double glazed French doors with side windows opening to the rear patio and garden, chimney breast with modern stone effect fireplace and inset flame effect electric fire, ceiling coving, wood effect laminate flooring, TV connection and radiator.

Dining Room

With Upvc double glazed window to the front elevation, door opening to the kitchen, wood effect laminate flooring and radiator.

Kitchen

The kitchen is fitted with a range of wood effect wall and floor units, black granite effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome swan neck mixer tap. Larder cupboard, tile effect laminate flooring, Upvc double glazed window and part glazed external door to the rear aspect. Spaces for a freestanding cooker and upright fridge freezer, plumbing for a washing machine.

Rear Porch

A covered porch with adjacent utility room offering power, lighting, space for additional appliances and storage.

First Floor

Stairs & Landing

With carpet throughout, Upvc double glazed window to the front of the house, airing cupboard and loft access.

Bedroom One

With Upvc double glazed window overlooking the rear garden, built-in wardrobe, radiator and carpet.

Bedroom Two

A second double bedroom with Upvc double glazed window to the rear aspect, radiator and wood effect laminate flooring.

Bedroom Three

A single bedroom with Upvc double glazed window to the front of the property, wood effect laminate flooring and radiator.

Family Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome mixer tap and mains fed thermostatic shower system above, vanity wash hand basin with chrome mixer tap, low level push button WC. Fully tiled walls, tile effect laminate flooring, Upvc obscure double glazed window to the side aspect, chrome towel radiator and extractor fan.

Outside

The property is approached via a tarmac driveway offering off road parking before a single garage with steel up and over door.

Front

With large gravelled frontage providing additional parking, shrub borders and open porch to the front door.

Rear Garden

A lovely enclosed rear garden which enjoys a good degree of privacy. With patio areas offering space for outdoor entertaining, gravelled areas, lawn, established shrub and flower borders, garden shed, timber fence panelling and an external water connection.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

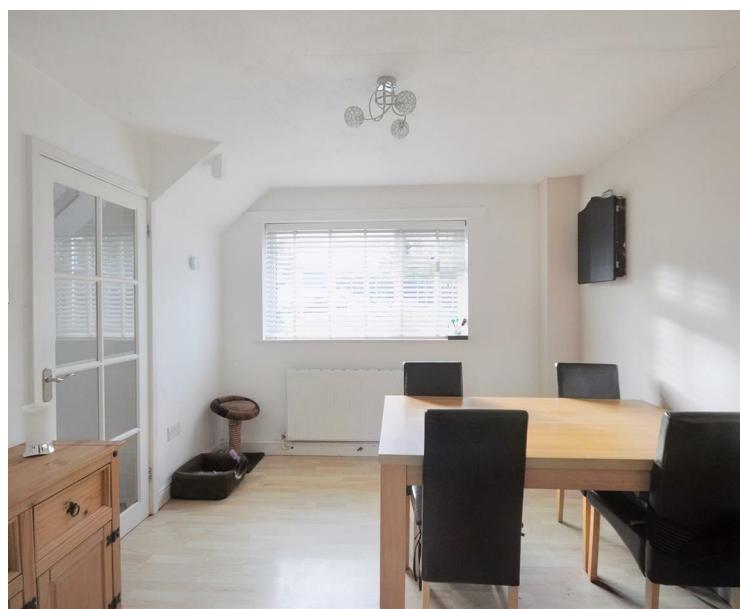
Services

Mains gas, water, electricity and drainage.

Gas central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
87 sq m / 934 sq ft



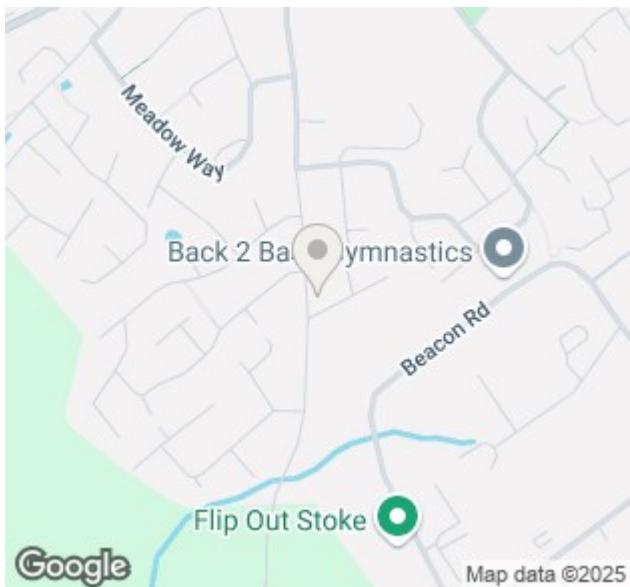
Ground Floor

Approx 43 sq m / 461 sq ft

First Floor

Approx 44 sq m / 472 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	82
(81-91)	B	64
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	81
(81-91)	B	55
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		