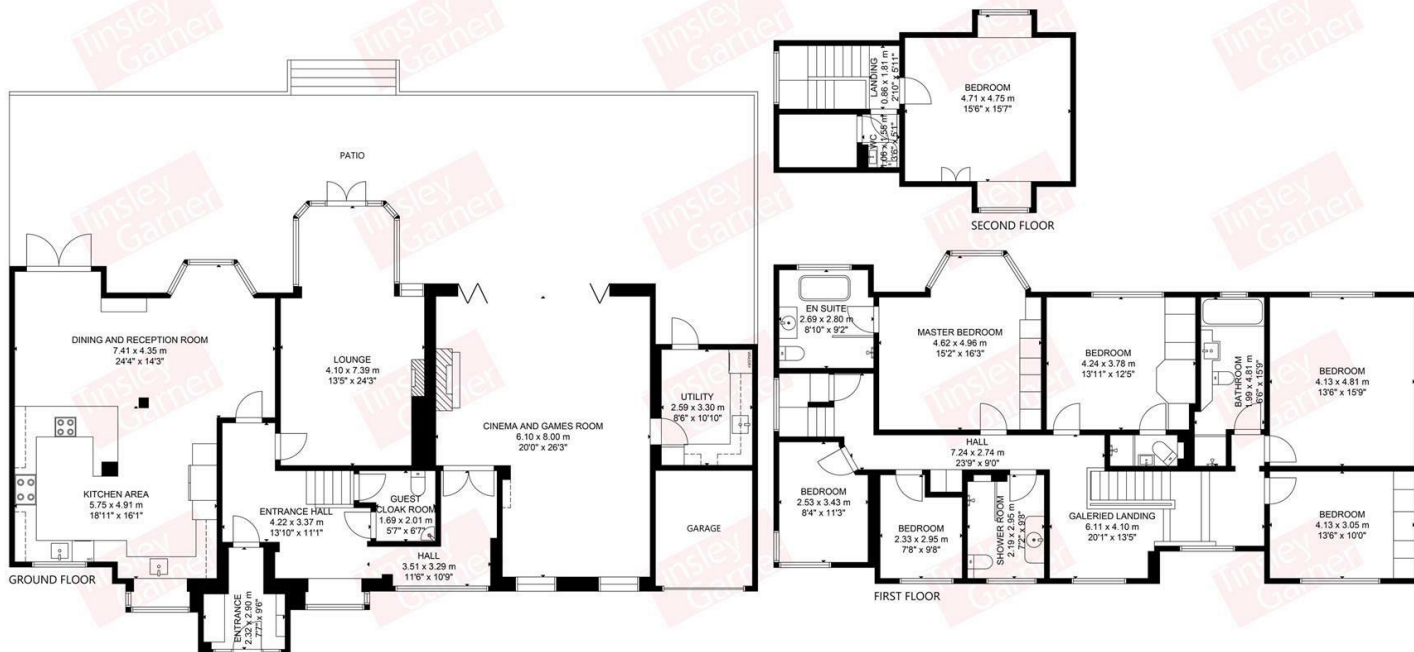




31 Airdale Road, Stone, Staffordshire, ST15 8DP

A fabulous family home in the best of locations. Thirty One Airdale Road presents a unique opportunity to acquire a luxurious property set in about 0.4 acres of private gardens in one of Stone's most prestigious residential suburbs, less than half a mile from the vibrant town centre. The house has been substantially extended and re-modelled by the present owners to offer spacious, beautifully appointed accommodation which is finished to a high specification and caters for every requirement of twenty-first century living. The property is unfurnished and is available immediately.

£4,250 Per Month



GROSS INTERNAL AREA
TOTAL: 351 m²/3,782 sq ft
GROUND FLOOR: 172 m²/1,855 sq ft, FIRST FLOOR: 145 m²/1,562 sq ft
SECOND FLOOR: 34 m²/365 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		69	75
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		55	55
EU Directive 2002/91/EC			