



12, Forrester Road, Stone, ST15 8NR



£150,000

MOTIVATED VENDOR... OPEN TO OFFERS!

A mature end-terrace family home set at the head of a quiet cul-de-sac location in Stone. The property is in need of modernisation throughout, has a hardcore sulphate grading of Class 2, but offers lots of potential. The accommodation comprises: entrance hall, living room, kitchen diner, utility, three bedrooms, family bathroom and separate WC. Benefiting from uPVC double glazed windows and doors, gas central heating and a delightful good size enclosed rear garden. Conveniently located within walking distance of Stone town centre, local schools, amenities and with easy access to commuter routes.

NO UPWARD CHAIN - Early Viewing Essential



01785 811 800

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



#### Entrance Hall

A uPVC part obscure double glazed front door with matching side window opens to the hallway. With Radiator, carpet, doorways to the living room, kitchen diner, utility and access to the first floor stairs.

#### Living Room

A spacious reception room with ceiling coving, uPVC double glazed window to the rear elevation, brick feature fireplace with quarry tile hearth and inset coal effect gas fire, radiator, carpet and TV connection.

#### Kitchen Diner

Fitted with a range of wall and floor units, marble effect work surfaces, stainless sink with double drainer and chrome mixer tap, radiator, uPVC double glazed window to the front aspect, extractor fan and carpet. Larder cupboard with wall mounted Glow Worm Space Saver Mk II gas central heating boiler.

Spaces for a free standing cooker and under work surface fridge.

#### Utility

With uPVC part double glazed external door and window to the rear aspect, vinyl flooring, plumbing for a washing machine and space for additional appliances.

#### First Floor

##### Stairs & Landing

With carpet throughout, loft access and airing cupboard housing the hot water cylinder.

##### Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, storage cupboard, radiator and carpet.

##### Bedroom Two

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

##### Bedroom Three

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

##### Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome taps, pedestal wash hand basin with chrome taps. Part tiled walls, radiator, uPVC obscure double glazed window to the rear aspect and vinyl flooring.

##### Separate WC

With white WC, uPVC obscure double glazed window to the rear elevation and vinyl flooring.

##### Outside

The property is approached via a pathway leading to an open porch before the front door.

#### Front

With mature hedgerow, gravelled frontage and side access to the rear garden via a pathway and wooden gate.

#### Rear

The good size private and enclosed rear garden offers paved pathways, a large lawn, hedgerow, stocked flowerbeds and borders, greenhouse, shed and an external water connection.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band A

No upward chain

#### Services

Mains gas, water, electricity and drainage.

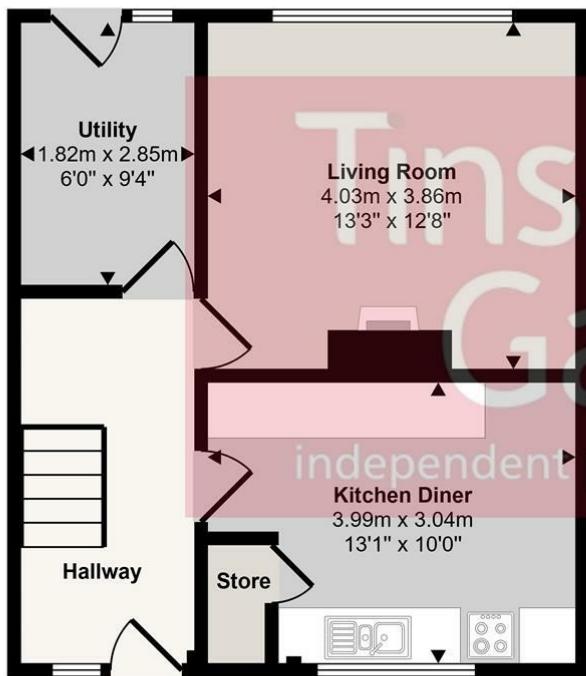
Gas central heating

#### Viewings

Strictly by appointment via the agent

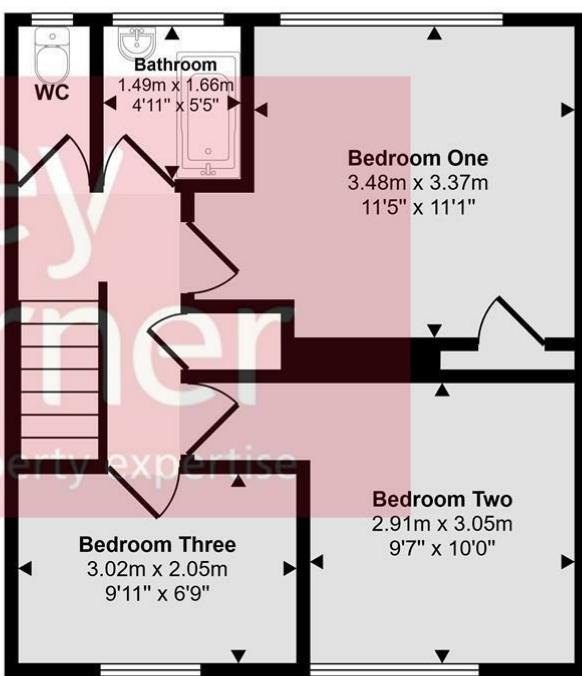


Approx Gross Internal Area  
84 sq m / 908 sq ft



### Ground Floor

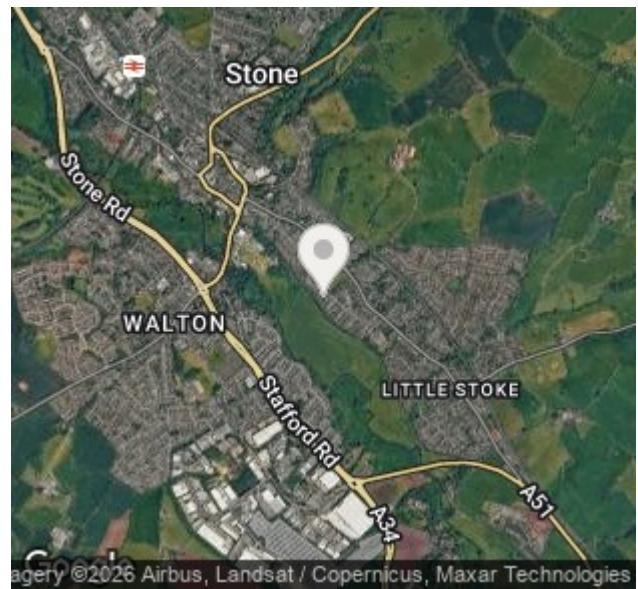
Approx 42 sq m / 455 sq ft



### First Floor

Approx 42 sq m / 454 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	65	
(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 <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	55	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	