



2, Oulton Mews, Stone, ST15 8WP



Asking Price £315,000

A stylish modern pied a terre situated in a popular & sought after location which is a mere hop, skip and jump from the town centre, railway station and many of the delights Stone has to offer. Well presented throughout and offers good size accommodation with two reception rooms, modern kitchen, downstairs loo, three bedrooms, with dressing area and en-suite to the main bedroom and a family bathroom. Step outside and you will discover a larger than average garden which is lawn with several patio areas for outdoor living and enjoying sunshine throughout the day. Off road parking to the rear of the house together with a single garage. A lovely house in a super convenient location.



01785 811 800

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



Hallway
Reception area with half glazed front door and wood effect flooring. Radiator.

Cloaks & WC
White suite comprising: WC & wall mounted hand basin with chrome taps & tiled splash-back, Wood effect floor. Radiator.

Living Room
A good size dual-aspect sitting room with two Upvc double glazed windows to the side & one to the front of the house, TV satellite connection, two radiators.

Dining Room
A pleasant reception room with sliding double glazed sliding patio door to the side of the property opening to the patio & rear garden, Turned staircase to the first floor landing with cupboard below. Wood effect floor. Radiator.

Kitchen
Stylish modern kitchen with a range of wall and base cupboards with white traditional style cupboard doors, stainless steel handles & black granite effect work surfaces with inset polycarbon sink & drainer with chrome swan neck mixer tap, Upvc double glazed window to the front aspect & tile effect vinyl flooring. Integrated appliances comprising: stainless steel gas hob, splash panel, extractor fan & light, built-under electric oven, plumbing for washing machine & space for upright fridge freezer. Wall mounted Potterton Suprima gas fired central heating boiler.

Landing
With airing cupboard storage. Access hatch to loft space, which is boarded with light & drop down ladder.

Main Bedroom
Double bedroom with adjoining walk-in dressing area with wardrobes to one wall. Wood effect floor. Window to the front of the house. Radiator.

En-Suite Shower Room
Fitted with a white suite comprising: corner shower enclosure with glass screen & thermostatic shower, pedestal wash basin with chrome taps & WC. Tile effect laminate floor & ceramic tiled walls. Chrome ladder style radiator, extractor fan. Window to the side of the house.

Bedroom Two
Double bedroom with built-in wardrobe and wood effect floor. Radiator.

Bedroom Three
Single bedroom with window wood effect floor. Window to the front of the house. Radiator.

Bathroom
Featuring a white suite comprising; bath with chrome mixer

shower attachment, pedestal basin & WC. Wood effect floor and part ceramic tile walls. Window to the front of the house. Radiator.

Outside
Small forecourt garden to the front of the house with gravel beds & ornate metal railing & entrance gate.

Enclosed garden to the side of the house, mainly lawn, with well-stocked mature borders, shrubs & trees & paved patio area. External security lighting & shed.

Driveway & parking area adjacent to the house in a separate courtyard with single garage with up & over door, light & power.

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

Council Tax Band C - Stafford Borough

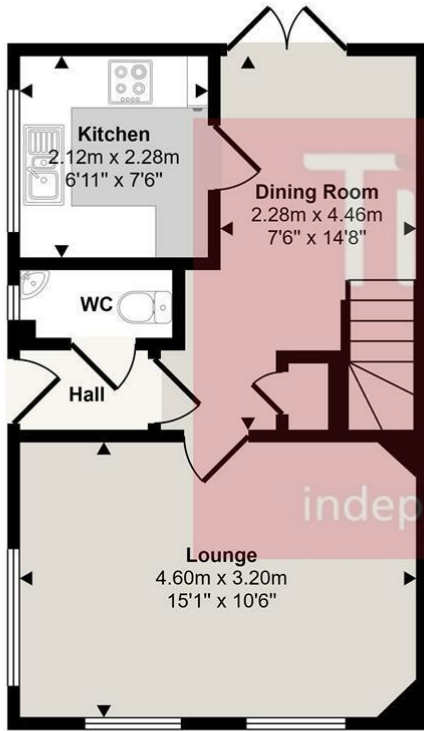
Tenure; Freehold

Viewing by appointment

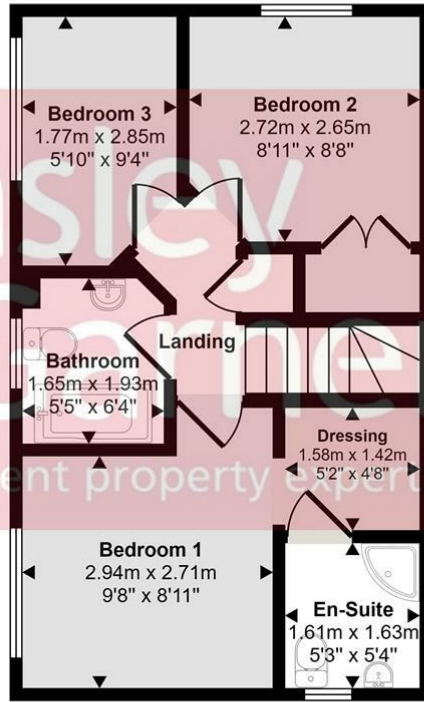
For sale by private treaty, subject to contract.
Vacant possession on completion



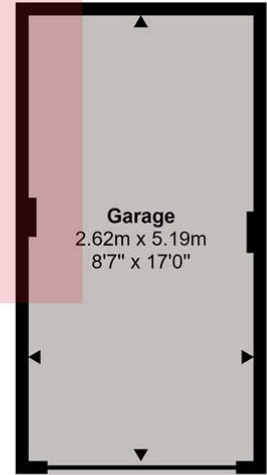
Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft

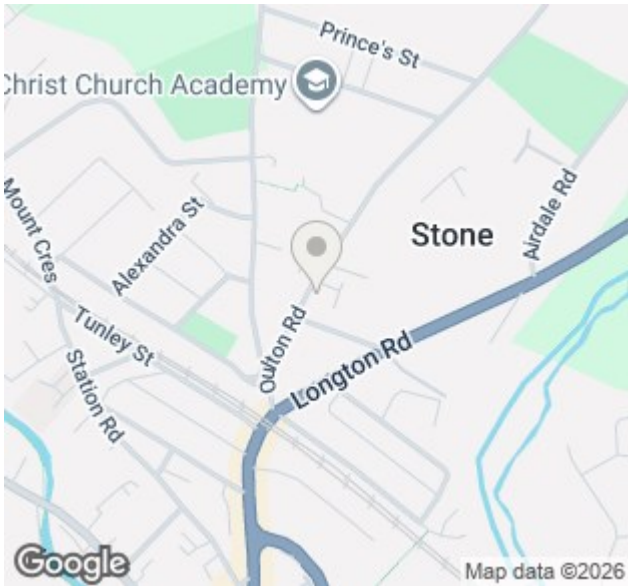


First Floor
Approx 36 sq m / 391 sq ft



Garage
Approx 14 sq m / 147 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		74	76
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		69	69
EU Directive 2002/91/EC			