



17, Woodlands Avenue, Stone, ST15 0DT



Asking Price £237,500

Exceptional value traditional bay fronted semi... with a difference! The house has been extended and adapted with the creation of a ground floor double bedroom and the former third bedroom being converted to an en-suite to the main bedroom. The upstairs accommodation could easily be reinstated and the ground floor extension providing an opportunity to create the large open wrap-around kitchen / dining / living space that we often see in this type of property. The house has the benefit of off road parking, gas fired central heating and upvc double glazed windows. Occupying a good size plot with private mature gardens both front & rear. Maintained to a good standard and well presented throughout, but does nevertheless offer future owners the opportunity to make their own mark. situated in a popular residential area on the outskirts of Stone, walking distance to the town centre, locals shops and schools. No upward chain.



01785 811 800

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



Entrance Hall

A spacious reception area which has a upvc part glazed front door and window to the side of the house, stairs to the first floor landing with storage cupboard below. Wood effect flooring. Radiator.

Sitting Room

Bay window to the front of the house, chimney breast with brick built fireplace, slate hearth and living flame gas fire. Arched display niches to the chimney alcoves. Wood effect floor. Radiator.

Lounge / Dining Room

A good size living space which is extended to the rear and has space for both living and dining. Chimney breast with stone built fireplace, slate hearth and living flame gas fire. Rear facing window overlooking the garden. Two radiators.

Ground Floor Bedroom

A useful ground floor double bedroom which could easily be utilised as a further reception room or adapted further to create a large open plan living / dining / kitchen. Fitted wardrobes and dressing table to one wall. Wood effect floor. Radiator.

Kitchen

Traditional galley style kitchen which features an extensive range of wall and base cupboards with traditional style wooden cabinet doors and coordinating granite effect work surfaces with inset sink unit. Slot-in gas cooker and plumbing for washing machine. Tile effect flooring. Window and door to the side of the house. Radiator.

Landing

Window to the side of the house.

Bedroom 1

Double bedroom with bay window to the front of the house. Built-in wardrobes to one wall. Radiator.

En-Suite

Suite comprising; corner quadrant shower enclosure, vanity basin & WC. Window to the front of the house. Radiator.

Bedroom 2

Double bedroom with window to the rear of the house. Fitted wardrobes to one wall. Radiator.

Bathroom

Fitted with a white modern suite comprising; bath with glass shower screen and shower over, pedestal basin & WC. Part ceramic tiled walls and tile effect floor. Rear facing window. Radiator.

Outside

The house occupies a good size plot, set back from the road with driveway parking for 2 cars and a detached pre-cast single

garage. Hard landscaped front garden with dwarf boundary wall and raised planted borders. To the rear there is an enclosed garden which is hard landscaped for ease of maintenance, featuring several patio areas and raised planted borders.

General Information

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

Tenure; Freehold

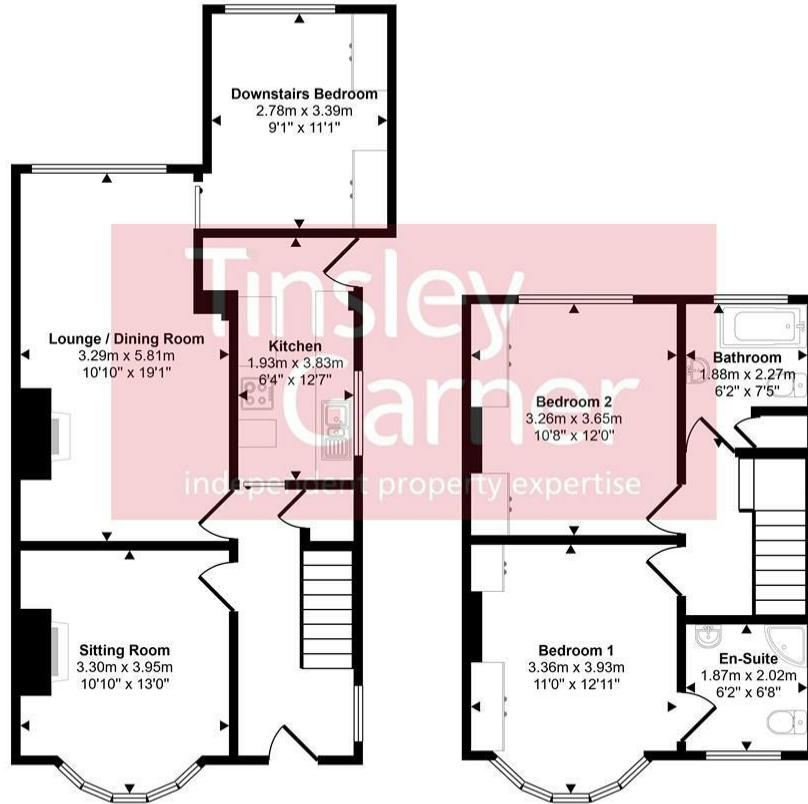
Council Tax Band C

Viewing by appointment

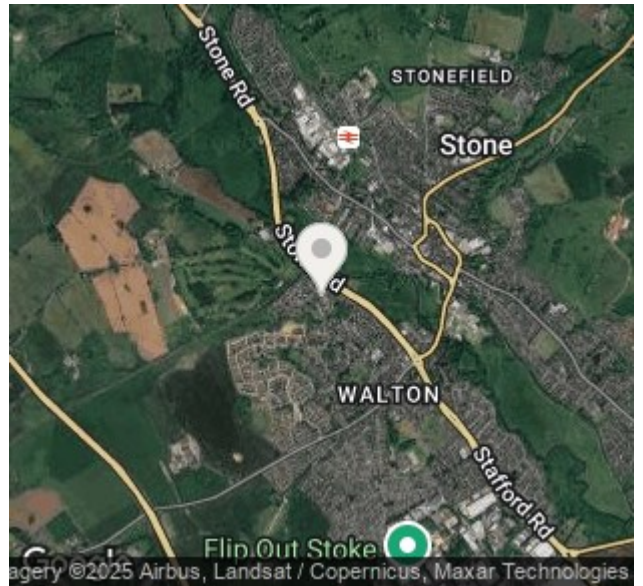
For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
96 sq m / 1033 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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