



49, Stafford Road, Stone, ST15 0HE



£285,000

NEW REDUCED PRICE - MOTIVATED VENDOR - FIRST MARKETING AT £325,000

A beautifully crafted re-creation of a traditional Victorian town house in a popular location strolling distance to Stone town centre. The house has been totally refurbished in recent years to create a wonderfully atmospheric home with great attention to detail offering well proportioned accommodation with two reception rooms, kitchen, two double bedrooms and period style bathroom. Step outside and you will find a cosy south facing courtyard patio and a fabulous formal garden with ample space for outdoor living. The house is in a great location strolling distance to the town centre, canal and leisure Centre and has a host of amenities quite literally on the doorstep.

NO UPWARD CHAIN



01785 811 800

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



#### Entrance Hall

Wooden front door with arched transom window over, ceramic tile floor and striped pine staircase to the first floor landing.

#### Living Room

A lovely sitting room which features a bay window to the front of the house, chimney breast with period marble fireplace, cast iron grate and living flame gas fire. Stripped wooden floor and pine doors, picture rail. TV aerial connection. Radiator.

#### Dining Room

Dual aspect living room with windows to the front and rear of the house. Chimney breast with inset fireplace and gas coal effect stove, pine butler's pantry to the chimney alcove. Ceramic tile floor, under stairs cupboard. Radiator. Stripped pine doors and half glazed door to the kitchen.

#### Kitchen

Featuring a range of wall & base cabinets with traditional style painted wooden cabinet doors and coordinating wooden work surfaces with ceramic inset sink unit. Ceramic electric hob with extractor over and built-under electric double oven, integrated fridge and freezer & plumbing for washing machine. Ceramic tile floor. Window to the rear of the house. Radiator. Outer door to the courtyard.

#### Guest Cloakroom

Fitted with a white suite comprising: WC & hand basin.

#### Walk-in Pantry

#### Landing

Period style radiator. Window to the rear of the house.

#### Bedroom 1

A spacious double bedroom with windows to the front and rear of the house. Chimney breast with feature period fireplace, built-in wardrobe to the chimney alcove. Stripped wooden floor and picture rail. Radiator.

#### Bedroom 2

Double bedroom with window to the front of the house. Picture rail and stripped wooden floor. Radiator.

#### Bathroom

Fitted with a white period style suite comprising; slipper bath, corner quadrant shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to half height and stripped wooden floor, picture rail. Radiator. Window to the rear of the house.

#### Outside

Immediately to the rear there is a paved courtyard patio with space for a small table & chairs. Access to the rear is from a secure gated ginnel at the side of the house which serves numbers 47, 49 & 51. The rear garden is a work of art - formally

laid out with block pathways, box hedge beds and tall hedge borders. South west facing aspect to the rear with sunshine throughout the day. Parking is on street at the front of the house.

#### General Information

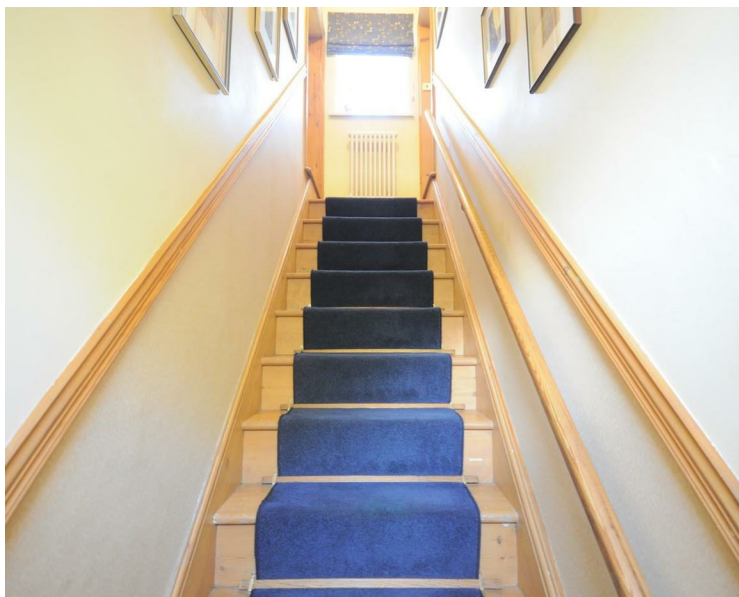
Services; Mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold

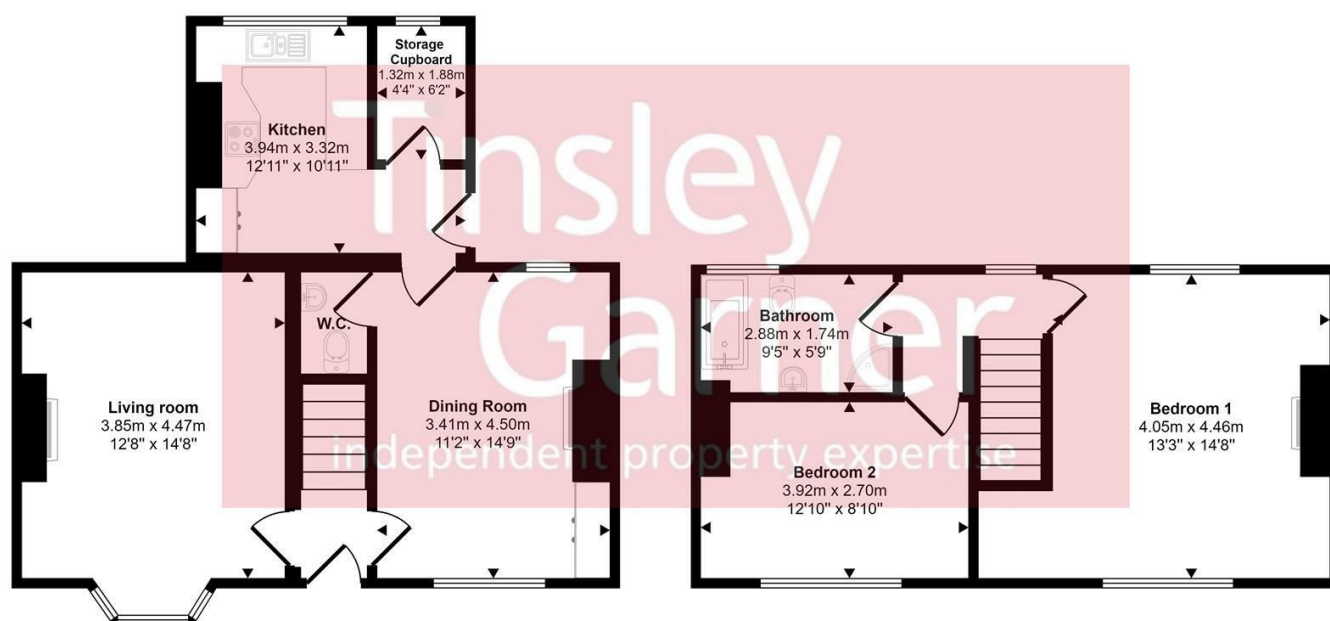
Council Tax Band B

Viewing by appointment

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



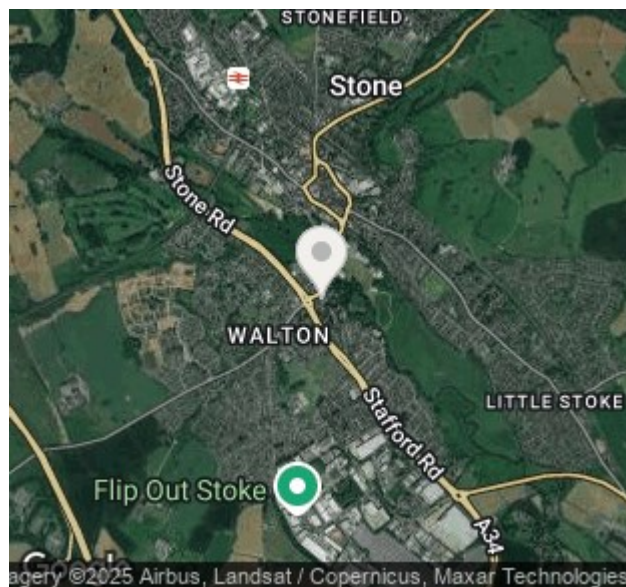
Approx Gross Internal Area  
95 sq m / 1021 sq ft



Ground Floor  
Approx 53 sq m / 570 sq ft

First Floor  
Approx 42 sq m / 451 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC