



## 13, Crestwood Drive, Stone, ST15 0LW



**Asking Price £249,950**

Offers considered! Looking for a project? Here's an opportunity to acquire a mature detached house in a popular location which is in need of general updating and improvement. The property has been in the same ownership for many years and whilst it has been well maintained over the years including upvc double glazed windows, upvc soffits and fascias and modern central heating boiler, it is in need of a complete cosmetic overhaul. The house offers good size accommodation with hallway, two reception rooms, kitchen, three bedrooms and bathroom. Set in a good size plot with gardens front & rear, off road parking for two cars and an attached single garage. Good location off the Eccleshall Road on the western outskirts of Stone, close to local shops and schools and about  $\frac{1}{2}$  mile from Stone town centre. No upward chain.





#### Entrance Hall

Reception hall with upvc front door, stairs to the first floor landing. Radiator.

#### Lounge

Window to the front of the house and door through to the dining room. Radiator.

#### Dining Room

Rear facing window overlooking the garden. Door through to the kitchen. Radiator.

#### Kitchen

The kitchen features a range of original wall & base cupboards with work surfaces and stainless steel sink unit. Pantry cupboard. Rear facing window. Door through to the garage.

#### Landing

Window to the side of the house. Access hatch to loft space.

#### Bedroom 1

Window to the front of the house. Radiator.

#### Bedroom 2

Window to the rear of the house. Radiator.

#### Bedroom 3

Window to the front of the house. Radiator.

#### Bathroom

Fitted with its original coloured suite. Rear facing window.

Radiator.

#### Outside

The property occupies a good size plot with lawn gardens front & rear and driveway parking for 2 cars. Attached single garage.

#### General Information

Services; Mains gas, water, electricity & drainage. Gas central heating. Electric supply supplemented by solar panels which are on a lease agreement.

#### Council Tax Band C

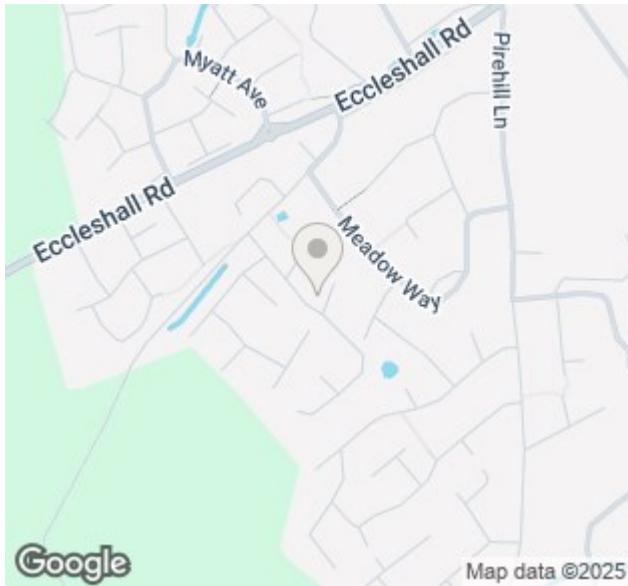
Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.





Energy Efficiency Rating	
	Current
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	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
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