



24, Berkeley Street, Stone, ST15 8LS



Offers Over £250,000

Victorian style in a very popular location just a few moments walk from Stone town centre and the railway station. Recently decorated throughout, this well presented family home offers spacious accommodation including; an impressive reception hallway, living room, dining room, fitted kitchen, separate utility, and guest cloakroom. To the first floor there is a large galleried landing with storage area, two double and one single bedrooms, and a family bathroom. Also benefitting from a good size south west facing enclosed rear garden, Upvc double glazed windows and doors, plus gas combi central heating. A traditional family home with a modern twist set in a convenient location.

No Upward Chain - Early Viewing Essential.



01785 811 800

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



Porch

The property is approached via an open porch with stone step and light, with Upvc part obscure double glazed front door opening to the reception hallway.

Reception Hallway

An impressive hallway offering ornate ceiling coving, a panelled stairwell, radiator, central heating thermostat, and carpet with original Minton tile floor beneath. Access to the lounge, dining room, kitchen, and first floor stairs.

Living Room

With Upvc double glazed bay window to the front elevation, ornate ceiling coving, inset electric fire, radiator, and carpet.

Dining Room

Open plan to the living room, offering an inset electric fire, radiator, carpet, and Upvc double glazed window overlooking the rear courtyard and garden beyond.

Kitchen

Fitted with a range of wood effect wall and floor units, granite effect work surfaces with tiled splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed window and external door to the side aspect, under stairs storage area, radiator, tile effect vinyl flooring, and doorway to the utility. Free electric standing cooker with extractor hood above, ample space for under work surface appliances.

Utility

A large utility offering wall cupboards, granite effect work surface with tiled splash-back, and inset stainless steel sink and drainer with chrome mixer tap. Three Upvc double glazed windows, radiator, tile effect vinyl flooring, and doorway to the guest cloakroom. With plumbing for a washing machine and space for a tumble dryer.

Guest Cloakroom

Fitted with a white low level push button WC, Upvc obscure double glazed window to the rear aspect, radiator, and tile effect vinyl flooring.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a spacious galleried landing. With carpet throughout, storage area, radiator, and Upvc double glazed window to the side elevation.

BedroomOne

Offering two Upvc double glazed windows to the front of the property, built-in storage cupboards, radiator, and carpet.

Bedroom Two

A second good size double bedroom, with radiator, carpet, and Upvc double glazed window overlooking the rear garden.

Bedroom Three

With Upvc double glazed window to the front aspect, carpet, and radiator.

Family Bathroom

Fitted with a modern white suite comprising: pedestal wash hand basin with chrome taps, 'P' shape bath, panel and shower screen with chrome shower head mixer tap, low level push button WC. Upvc part obscure double glazed window to the side aspect, part tiled walls, radiator, combination strip light shaver point, extractor fan, tile effect vinyl flooring, and loft access. Airing cupboard housing the Ariston Clas HE Evo gas combi central heating boiler.

Outside

The well stocked south facing rear garden offers a paved courtyard, pathway, part walled boundary, hedgerow, timber fence panelling, mature borders, and two sheds.

There is side access to the rear garden via a secure doorway and spacious passageway providing plenty of covered storage.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

No Upward Chain.

Council Tax Band C

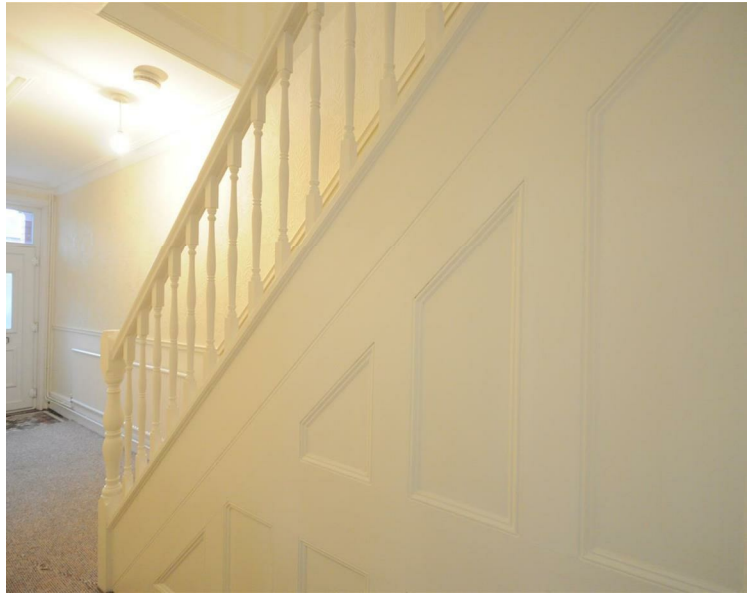
Services

Mains gas, water, electricity, and drainage.

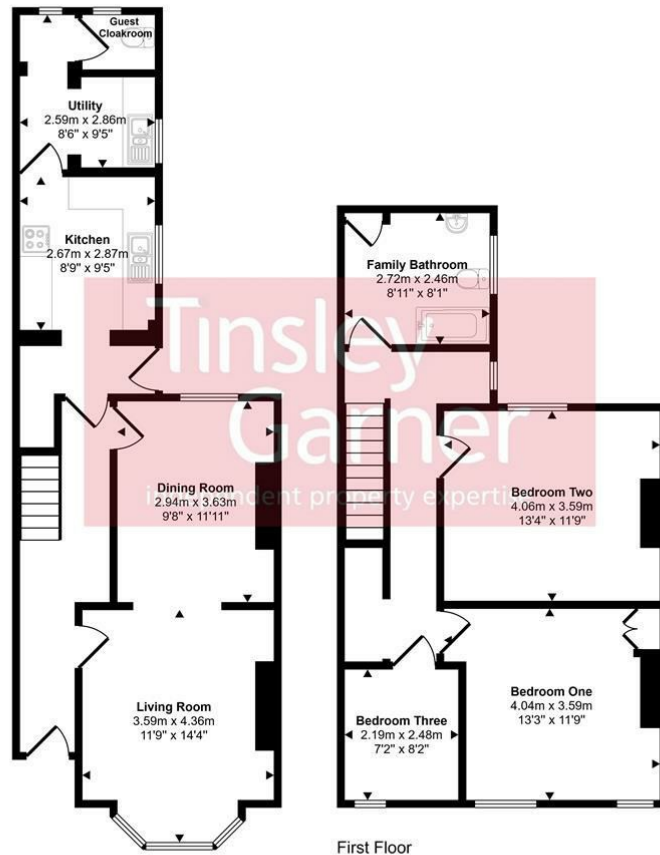
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
109 sq m / 1177 sq ft



First Floor
Approx 54 sq m / 584 sq ft

Ground Floor
Approx 55 sq m / 593 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.

