

**Tinsley
Garner**
independent property expertise



58, Manor Rise, Walton, Stone, ST15 0HX



Asking Price £199,950

An excellent value town house in a popular residential area on the western outskirts of Stone. The house has recently been decorated throughout and offers good size accommodation comprising; lounge, large open plan kitchen with spacer for dining, three bedrooms and bathroom. Step outside and you will discover good outside space with off road parking for several cars and room at the side of the house to extend (subject to planning), together with a lovely enclosed rear garden with paved patio, lawn and wooden deck. Great location within walking distance of several local schools, within easy reach of shops on Eccleshall Road, Stone Leisure Centre and town centre. Offered for sale with no upward chain.



01785 811 800

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



Entrance

With part glazed composite front door. Tiled floor. Stairs to the first floor landing.

Lounge

A bright reception room with window to the front of the house, radiator, TV & telephone connections. Under stairs storage cupboard housing wall mounted combi gas central heating boiler. Wood effect flooring.

Dining Kitchen

A spacious kitchen with space for a family size dining table. The kitchen features a range of wall & base cupboards with blue Shaker style cabinet doors and grey granite effect work surfaces with inset sink unit. Fitted appliances comprise; ceramic electric hob with stainless steel extractor and built-under electric oven, plumbing for washing machine. Wood effect flooring throughout. Two rear facing windows and half glazed door to the back garden.

Landing

With access hatch to loft space

Bedroom One

Rear facing window enjoying fabulous open views across the rooftops of Stone to farmland in the distance. Radiator.

Bedroom Two

Two windows to the front of the house, radiator.

Bedroom Three

Single bedroom with rear facing window enjoying open views. Radiator.

Bathroom

8'0" x 5'7"

Fitted with a white suite comprising; bath with shower over and glass sliding screen, Pedestal basin & WC. Part ceramic tile walls and tile effect floor. Radiator.

Outside

Lawn garden to the front of the house and enclosed rear garden with lawn area, paved patio and wooden deck. Driveway parking at the front and side of the house with space for several cars. Potential to accommodate additional parking to the side and even space to extend if required (subject to planning).

General Information

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

Council Tax Band

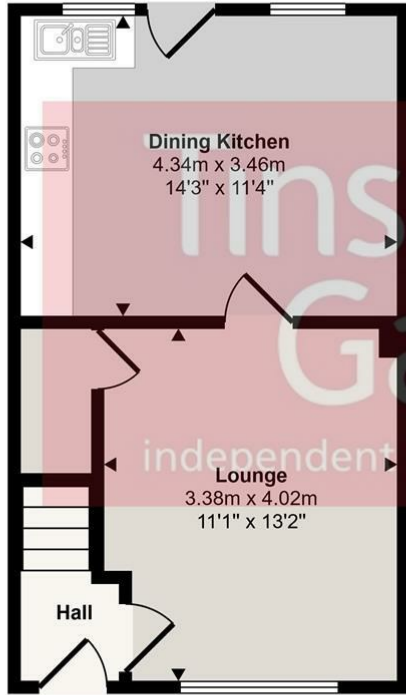
Tenure Freehold

Viewing by appointment

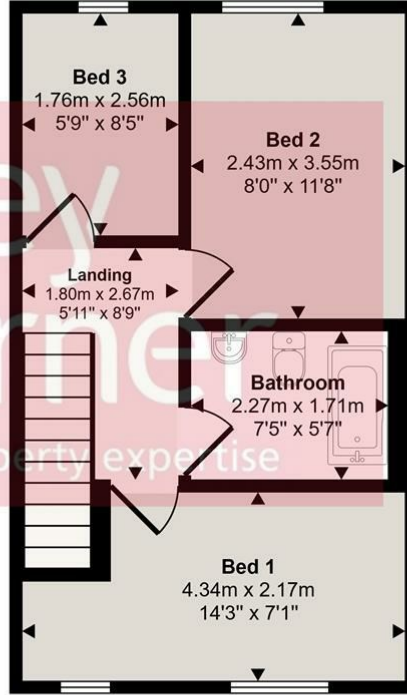
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
67 sq m / 718 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft



First Floor
Approx 33 sq m / 360 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		1	1
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		