



159 Brookside Lane

Stone, ST15 0HZ

£180,000

**Tinsley
Garner**

independent property expertise



This family home has been improved and upgraded by the present owners to a high standard and offers spacious living both inside and out. With accommodation comprising: entrance hallway, study/playroom, large living room diner, modern fitted kitchen with appliances, three double bedrooms and a family bathroom. The house is approached via a private driveway providing off parking for three vehicles, has an impressive low maintenance enclosed rear garden, gas combi central heating and Upvc double glazed windows and doors throughout. A super house in a popular and convenient location.

Early Viewing Essential.

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Entrance Hall

A Upvc part obscure double glazed front door opens to the hallway with recessed ceiling lights, radiator, carpet and under stairs storage cupboard. Access to the study, lounge diner, kitchen and first floor stairs.

Study

Currently used as a playroom, with Upvc double glazed window to the front aspect, radiator, fitted shelving and carpet.

Lounge Diner

A very spacious open plan reception room with plenty of space to entertain family and friends. With Upvc double glazed window to the front of the property and French doors with side windows to the rear patio and garden. Two radiators, carpet, archway to the kitchen and Virgin media connection.

Kitchen

A new kitchen fitted with an extensive range of white gloss finish wall, floor and display units, display unit lighting, coordinated work surfaces, tiled splash-back, inset polycarbon 1½ bowl sink and drainer with chrome swan neck mixer tap. Two Upvc double glazed windows to the side and rear aspects, recessed ceiling lights, radiator, tiled floor and Upvc part obscure double glazed door to the rear patio and garden. Wall mounted Vaillant Eco Tec Plus gas combi central heating boiler.

Appliances include; 5 ring gas hob with stainless steel and glass extractor hood/light above, integral electric double oven, dishwasher and washer dryer. Space for an American style upright fridge freezer.

First Floor

Stairs & Landing

With recessed ceiling lighting and carpet throughout.

Master Bedroom

Offering a Upvc double glazed window overlooking the rear garden, radiator, carpet and TV connection.

Bedroom Two

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

Bedroom Three

A third double bedroom with two Upvc double glazed windows to the front aspect, carpet and radiator.

Family Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome mixer tap and mains fed thermostatic shower system above, pedestal wash hand basin with chrome mixer tap, low level push button WC. Upvc obscure double glazed window to the rear aspect, recessed ceiling lights, part tiled walls, tile effect vinyl flooring, extractor fan and chrome towel radiator.

Outside

The property is approached via a block paved and part concrete driveway providing off road parking for three cars. Double gates open to the rear garden with additional parking if required.

Front

To the front there is a large lawn and block paved pathway leading to an open porch with coach light before the front door.



Rear

The good size enclosed rear garden offers two large patios, lawns, slate chipping pathways, part walled boundary, timber fence panelling, garden shed and an external water connection.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

Services

Mains gas, water, electricity & drainage.

Gas combi central heating.

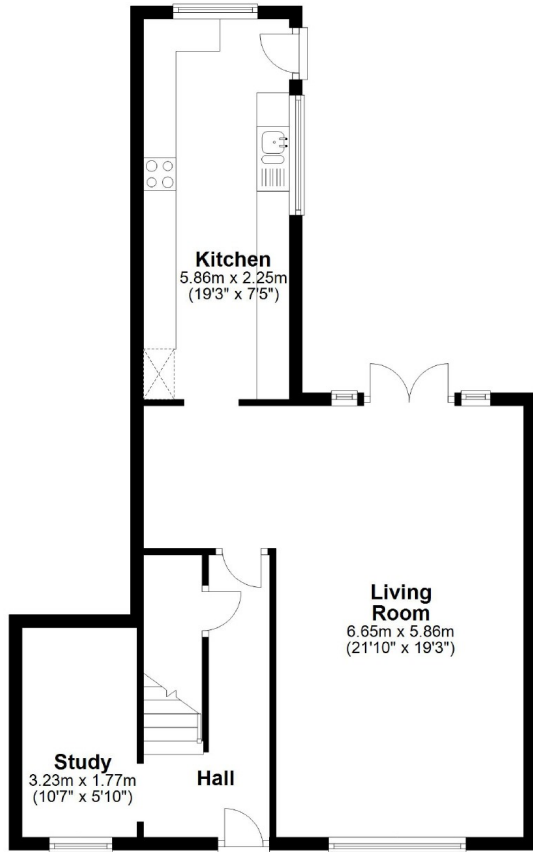
Viewings

Strictly by appointment via the agent.

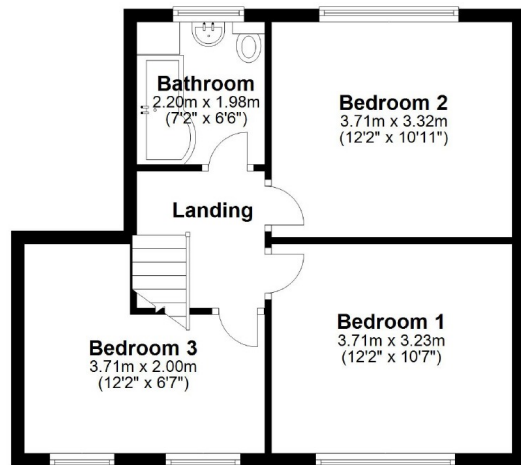




Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



Energy performance certificate (EPC)

159, Brookside Lane
STONE
ST15 0HZ

Energy rating

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Valid until 3 February 2024

Certificate number

0948-5028-7252-1994-

0970

Property type	End-terrace house
Total floor area	104 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0948-502...> 17/02/2021