



## 54 Mount Avenue

Stone, ST15 8LW

£220,000

**Tinsley  
Garner**

independent property expertise



A smart, well maintained traditional semi in in one of Stone's most popular locales - strolling distance to the town centre, a stride or two to the railway station and skipping distance to the Common Plot and some of the loveliest countryside Staffordshire has to offer. The house offers well proportioned accommodation with through lounge / dining room, modern kitchen, rear porch / utility, three bedrooms & a wet room. Moving to the outside, there is a large south facing garden offering plenty of opportunity for outdoor living and ample space to accommodate an extension (subject to planning) without compromising outside space. Well presented throughout and benefits from gas central heating and upvc double glazing throughout. Offered for sale with no upward chain.

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## Porch

## Entrance Hall

Reception area with half glazed upvc front door and window to the side of the house, staircase to the first floor landing with storage below. Radiator.

## Lounge

With bay window to the front of the house and opening through to the dining room. Chimney breast with stone fireplace and hearth and living flame gas fire. TV aerial connection. Radiator.

## Dining Room

Adjoins the lounge with sliding patio windows to the rear opening to the gardens. Radiator.

## Kitchen

Featuring a range of wall & base cabinets with traditional style white cabinet doors and co-ordinating grey granite effect work surfaces with inset sink unit & mixer tap. Electric cooker connection point, space for a refrigerator and recess for a tall freezer. Part ceramic tiled walls and wood effect flooring. Window to the rear of the house and half glazed

upvc door to the side. Radiator.

## Porch

Fully enclosed upvc porch / utility space to the side of the house. Plumbing for washing machine. Outer door.

## Landing

With access hatch to loft space, airing cupboard with hot water cylinder. Window to the side of the house.

## Bedroom 1

Double bedroom with window to the front of the house. Built-in wardrobe. Radiator.

## Bedroom 2

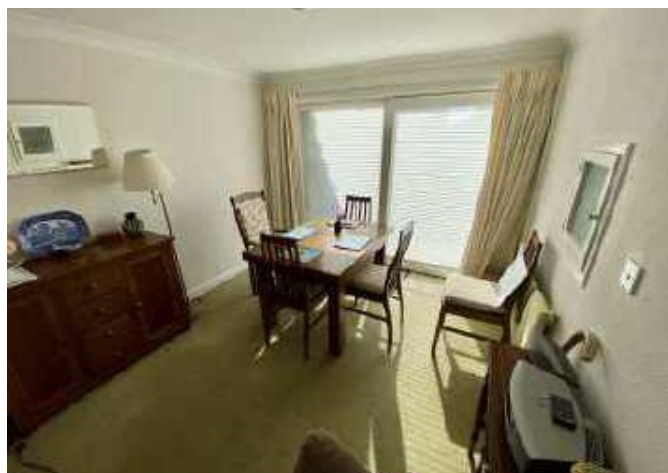
Double bedroom with window to the rear of the house. Radiator.

## Bedroom 3

Single bedroom with window to the front of the house. Radiator.

## Shower / Wet Room

A fully adapted wet room easily accessible for anyone with mobility problems, featuring a shower area with electric shower, pedestal basin & WC. Ceramic wall tiling. Window to





the rear of the house. Radiator.

### Outside

The house enjoys an exceptional plot set in large south facing gardens in a slightly elevated position with views across the rooftops of Stone from the upstairs windows. The garden is mainly lawn with several paved patio areas with well stocked borders featuring a variety of shrubs and trees which give a good degree of privacy from neighbouring houses. Block

paved driveway with parking for 2 cars.

### General Information

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

Council Tax Band C

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



