



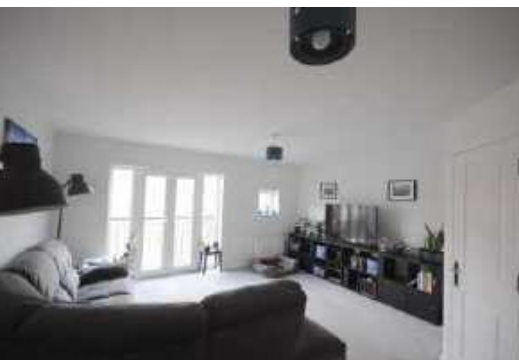
3 Sawyer Way

Stone, ST15 0WD

£225,000

**Tinsley
Garner**

independent property expertise



A well presented modern town house set in a quiet position within a popular development. A three storey property offering deceptively spacious accommodation including; reception hallway, guest cloakroom, lounge diner, breakfast kitchen with appliances, separate utility, three bedrooms, en-suite shower room to the main bedroom and a family bathroom. With enclosed garden to the rear, off road parking for two cars before an integral garage, double glazing and gas central heating. A lovely home within easy reach of Stone town centre, the Potteries, Stafford, the Royal Stoke Hospital, Trentham Gardens and commuter routes via the A34 and M6.
Early Viewing Recommended.

3 Sawyer Way

Stone, ST15 0WD

Entrance Hall

A welcoming reception area with composite part obscure double glazed front door, tiled floor, two radiators, central heating thermostat and under stairs storage cupboard. Access to the guest cloakroom, utility, integral garage and first floor stairs.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with tiled splash-back and chrome taps. Tiled floor, radiator and extractor fan.

Utility

Fitted a range of wood effect wall and floor units, contrasting work surface with tiled splash-back and inset stainless steel sink and drainer with chrome mixer tap. Radiator, tiled floor, extractor fan and composite part double glazed external door to the rear garden. Plumbing for a washing machine and wall cupboard housing a Potterton Promax SL gas central heating boiler.

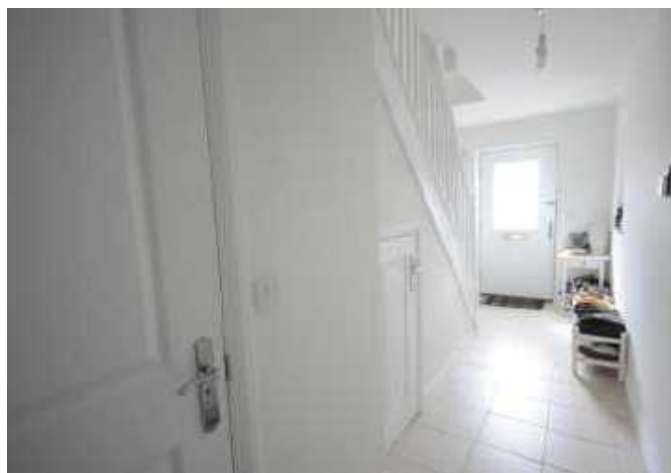
First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to the galleried landing. With carpet throughout, Upvc double glazed window to the front elevation and radiator. Access to the lounge diner, breakfast kitchen and second floor stairs.

Lounge Diner

A spacious reception room offering Upvc double glazed French doors with side lights opening to a Juliet balcony and overlooking the rear garden. Two radiators, Upvc double glazed window to the rear aspect, carpet and TV connection.



Breakfast Kitchen

Fitted with a range of wood effect wall and floor units, under wall unit lighting, coordinated work surfaces, tiled splash-backs and stainless steel 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed French doors to the front aspect opening to a Juliet balcony, radiator and tiled floor. Appliances comprise: four ring gas hob with extractor fan / light above and an integrated electric oven. Space for an upright fridge freezer.

Second Floor

Stairs & Landing

Offering traditional white painted spindle, newel post and banister stairs leading to a small landing with loft access. With carpet and large airing cupboard housing the hot water storage system. Access to bedrooms one, two and three plus the family bathroom.

Master Bedroom

With Upvc double glazed window to the front of the property, radiator, carpet and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: fully tiled shower enclosure with mains fed thermostatic shower system, low level push button WC, vanity wash hand basin with chrome mixer tap. Part tiled walls, Upvc obscure double glazed window to the front aspect, recessed ceiling lights, extractor fan and tile effect vinyl flooring.

Bedroom Two

A double bedroom with Upvc double glazed window to the rear elevation overlooking the rear garden, carpet and radiator.



Bedroom Three

A large single bedroom currently used as a study, with Upvc double glazed window to the rear aspect, carpet and radiator.

Family Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome mixer tap, WC, pedestal wash hand basin with chrome mixer tap. Recessed ceiling lights, part tiled walls, radiator, extractor fan and tile effect vinyl flooring.

Outside

Front

The property is approached via a tarmac driveway providing off road parking for two cars before an integral garage. The garage features a steel up and over door, lighting, power and composite rear access part obscure double glazed door. There is a paved pathway to an open porch with coach light before the front door.

Rear

The enclosed private rear garden has a paved patio and path, lawn, timber fence panelling and raised timber decked patio area. A gateway opens to a path with access to/from the front of the property.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

Services

Mains gas, water, electricity & drainage.

Gas central heating.

Viewings

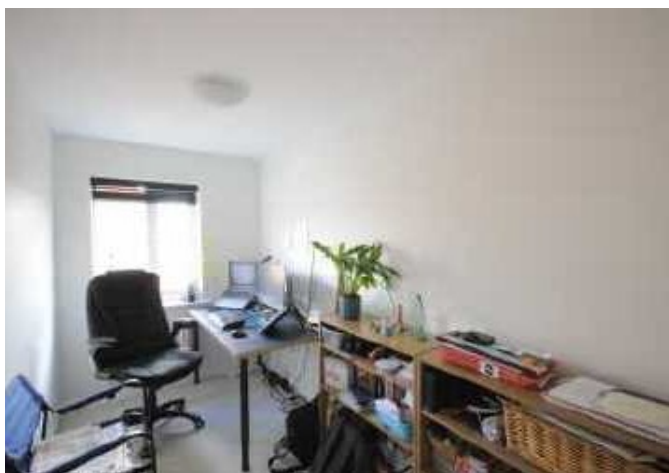
Strictly by appointment via the agent.







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)

3, Sawyer Way
STONE
ST15 0WD

Energy rating

C

Valid until 10 August 2028

Certificate number

0947-2889-6488-9298-

7975

Property type	Mid-terrace house
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Total floor area	99 square metres
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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/0947-288...> 16/04/2021