



5 Glamis Drive

Stone, ST15 8SP

£195,000

Tinsley
Garner

independent property expertise



A smart, well presented modern semi in a popular and sought after cul-de-sac location on the southern outskirts of town, close to the canal, within walking distance of St Michael's Primary School and within easy reach of the town centre. Good size accommodation featuring spacious living room, open plan kitchen with space for dining and a useful conservatory extension to the rear, together with three bedrooms and a stylish modern bathroom. There is also the added bonus of a downstairs loo. Private low maintenance garden to the rear with plenty of space for outdoor living and off road parking for two cars. Upvc double glazing throughout. Excellent value for money. NO UPWARD CHAIN.

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Entrance Hall

Reception area with wooden part glazed front door. Radiator.

Cloakroom & WC

With suite comprising: WC & hand basin. Window to the front of the house. Radiator.

Lounge 4.39 x 4.29m (14'5" x 14'1")

A good size living room which has a window to the front of the house, faux chimney breast with contemporary style fireplace and hearth with living flame gas fire, wood effect laminate floor throughout. TV aerial connection. Radiator.

Open Plan Dining Kitchen 4.39 x 2.90m (14'5" x 9'6")

Spacious open plan kitchen with space for dining with French windows to the rear opening through to the conservatory. The kitchen is fitted with a comprehensive range of traditional style wall & base cupboards with painted effect cabinet doors and co-ordinating light wood effect work surfaces. Inset sink unit with mixer tap. Fitted appliances comprise: slot in cooker with extractor fan over, integrated fridge / freezer and plumbing for washing machine. Part ceramic tiled walls, ceramic floor tiling to the kitchen area and wood effect laminate flooring to the dining area. Under stairs pantry. Upvc part glazed door to the side of the house.

Conservatory 2.39 x 2.11m (7'10" x 6'11")

A useful addition to the living space which is built on a brick base with wood effect upvc double glazed windows and French doors opening to the garden. Ceramic tiled floor.

Landing

Window to the side of the house. Access hatch to loft space.

Bedroom 1 3.71 x 2.39m (12'2" x 7'10")

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

Bedroom 2 2.79 x 2.39m (9'2" x 7'10")

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

Bedroom 3 2.01 x 1.80m (6'7" x 5'11")

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

Bathroom

Fitted with a white contemporary style suite featuring: bath with mixer shower attachment, pedestal wash basin & WC. Ceramic wall tiling to full height and tiled floor. Window to the rear of the house. Radiator.

Outside

The house enjoys a pleasant fully enclosed rear garden with central lawn area and two raised timber deck sitting areas, one to the rear of the house and one at the bottom of the garden taking advantage of sunshine throughout the day. Storage area to the side with space for a garden shed.

Driveway parking for two cars to the side of the house.

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.





