

31 Melrose Avenue Stone, ST15 8SU £222,500

Tinsley Garner



Set in a lovely quiet cul-de-sac position within strolling distance to the canal, local schools and Stone town centre, this well presented lovely family home has been significantly upgraded by the present owners. With spacious accommodation comprising: entrance hall, fitted kitchen, lounge diner, superb orangery, three bedrooms and a modern bathroom. The property offers off road parking for two cars before an integral garage, benefits from gas central heating, Upvc double glazed windows and a delightful enclosed rear garden. A super property in a great location - Early Viewing Essential.

The Market House, Mill Street, Stone, Staffordshire. ST15 8BA Tel: 01785 811800

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Entrance Hall

A composite part obscure double glazed front door opens to the hallway with oak effect laminate flooring and radiator. Access to the lounge diner, kitchen and integral garage.

Lounge Diner

A spacious reception room offering a modern oak fire surround with tiled hearth and inset electric feature fire. Glazed bi-fold doors and a Upvc double glazed window open to the orangery, ceiling coving, two radiators, under stairs storage cupboard, oak effect laminate flooring, TV connection and stairs to the first floor accommodation.

Orangery

The orangery is a superb additional reception area, simply made for entertaining in style or relaxing whilst taking in the rear garden view. With vaulted slightly tinted double glazed roof with thermal properties, Upvc double glazed windows and French doors opening to the rear patio and garden, three wall lights, oak effect flooring, radiator, power sockets and TV connection.

Kitchen

Fitted with a range of light wood effect wall and floor units, black marble effect work surfaces with tiled splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed window to the front aspect, radiator, oak effect laminate flooring and wall cupboard housing the Baxi Solo gas central heating boiler. With free standing cooker, stainless steel extractor hood and light over, space for an upright fridge freezer and plumbing for both a dishwasher and washing machine.

First Floor

Stairs & Landing

Offering traditional white painted spindle, newel post and banister stairs leading to a galleried landing with carpet throughout, loft access and airing cupboard housing the hot water cylinder.

Bedroom One

With Upvc double glazed window to the front elevation, fitted mirror sliding door wardrobes and storage to one wall, radiator, carpet and TV connection.

Bedroom Two

A second double bedroom, currently used as a study with Upvc double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three

Another good size bedroom with radiator, carpet and Upvc double glazed window to the front aspect.

Family Bathroom

A modern bathroom fitted with a white suite comprising: standard bath with shower screen, chrome mixer tap and mains fed thermostatic shower system above, vanity wash hand basin with chrome mixer tap, storage unit and inset low level push button WC. Upvc obscure double glazed window to the rear elevation, part tiled walls, extractor fan, chrome towel radiator and planked wood effect vinyl flooring.

Outside

Situated in a quiet cul-de-sac, the property is approached via a tarmac and block paved driveway providing off road parking for two cars before an integral garage. The garage has a steel up over door, fitted shelving, power, lighting and space for additional appliances.

Front





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The front garden has a shrub flower bed, gravelled boundary, hose connection and an open porch with paved pathway and light before the front door. There is access to the rear garden via a wooden gate and pathway.

Rear

The well maintained enclosed rear garden offers an Indian stone paved patio and pathway, lawn with shrub borders, timber fence panelling and shed.

General Information

For sale by private treaty, subject to contract. Vacant possession on completion. Council Tax Band C

Services

Mains gas, water, electricity & drainage. Gas fired central heating.

Viewings

Strictly by appointment via the agent.

Energy Perforn	nance Ce	rtificat	е	1H 🛞	4	Government
Semi-detached house Reference number: 8840-6421-4900-5762-6296 Date of assessment: 12 September 2020 Type of assessment: RdSAP, existing dwelling Date of certificate: 14 September 2020 Total floor area: 86 m ² Use this document to: - Compare current ratings of properties to see which properties are more energy efficient -						
Find out how you can save energy and money by installing improvement measures Estimated energy costs of dwelling for 3 years: £ 3.363						
Estimated energy costs of dwelling for 3 years:						
Over 3 years you could save						£ 771
Estimated energy costs of this home						
	Current costs		Potentia	ential costs		otential future savings
Lighting	£ 204 over 3 years		£ 204 over 3 years			
Heating	£ 2,634 over 3 years		£ 2,169 over 3 years		1	You could
Hot Water	£ 525 over 3 years		£ 219 over 3 years		1-	save £ 771
Totals	£ 3,363		£ 2,592	92		over 3 years
water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration. Energy Efficiency Rating						
Vary onergy efficient - lower running cats Current Potential (22 plus) A (31-41) B (55-64) C (35-64) C (32-54) E (7-70) C (32-54) E (7-70) C (32 plus) A (32 plus) A (55-64) C (55-64) C (55-6			The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.			
Top actions you can Recommended measures	take to save	money a	and mai	ke your home		ore efficient Typical savings over 3 years
1 Floor insulation (suspended floor)				£800 - £1,200	2	£ 120
2 Replace boiler with new condensing boiler				£2,200 - £3,00	00	£ 531
3 Solar water heating				£4,000 - £6,00	00	£ 117
See page 3 for a full list of reco	mmendations fo	r this prope	rty.			

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk o

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