



88 Oulton Road

Stone, ST15 8DY

£249,000

**Tinsley
Garner**

independent property expertise



A modern semi-detached property on a small development situated within easy walking distance of Stone town centre. Offering a quality specification and accommodation comprising; entrance hall, guest cloakroom, contemporary style kitchen with integrated appliances, lounge diner, three bedrooms with en-suite shower room to the master bedroom and stylish family bathroom. Also benefitting from an enclosed rear garden, larger than average single garage in a courtyard at the rear of the house, Upvc double glazed windows and doors plus gas combi central heating. NO UPWARD CHAIN.

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Hallway

Composite part obscure double glazed front door opens to the hallway with Upvc double glazed window to the side aspect, central heating thermostat and radiator. Access to guest cloakroom, lounge diner, kitchen and stairs to the first floor accommodation.

Guest Cloakroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome mixer tap and tiled splash-back, low level push button WC. Upvc obscure double glazed window to the front of the house, extractor fan, wood effect laminate flooring and radiator.

Lounge Diner

A spacious reception room offering Upvc double glazed French doors and side lights opening to the rear garden, two radiators, under stairs storage cupboard and Virgin Media connection.

Kitchen

The kitchen is fitted with a range of contemporary style white high gloss wall and floor units, under wall unit lighting, wood effect work surfaces and upstands with inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed window to the front elevation, radiator and vinyl tile flooring. Appliances comprising: stainless steel gas hob with matching extractor fan/light and splash-back, integrated electric oven, fridge, freezer and dishwasher. With plumbing for washing machine and wall mounted Baxi Neta Tec gas combi central heating boiler.



First Floor

Stairs & Landing

With traditional white painted spindles, newel posts and banister stairs leading to a galleried landing. Upvc double glazed window to the side aspect, storage cupboard and loft access.

Bedroom One

With Upvc double glazed window to the rear of the house, radiator and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: fully tiled 1200mm shower enclosure with mains fed thermostatic shower system, pedestal wash hand basin with chrome mixer tap and tiled splash-back, low level push button WC. Upvc obscure double glazed window to the rear aspect, extractor fan, shaver point, radiator and vinyl flooring.

Bedroom Two

A second double bedroom with radiator and Upvc double glazed window to the front of the house.

Bedroom Three

With Upvc double glazed window to the front elevation, built-in wardrobe and radiator.

Family Bathroom

Offering a white suite comprising: standard bath, panel and shower screen, chrome mixer tap and mains fed thermostatic shower system above, low level push button WC and wall mounted wash hand basin with chrome taps.



Extractor fan, part tiled walls, towel radiator and vinyl flooring.

single garage, vehicular access to the garage is via a side road.

Outside

Front

The property is approached via a paved pathway before an open porch with light. The frontage has a lawn apron and flowerbed, side access to rear garden with paved pathway and wooden gate.

Rear

The rear garden is laid to lawn with timber fence panelling. There is an side door to the

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

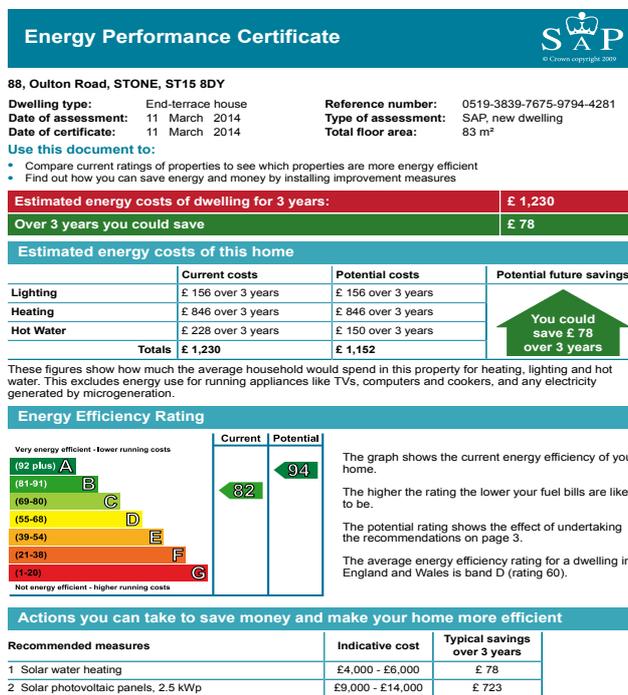
Services

Mains gas, water, electricity & drainage.

Gas central heating.

Viewings

Strictly by appointment via the agent.



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