



10 Melrose Avenue

Stone, ST15 8SU

£220,000

**Tinsley
Garner**

independent property expertise



PRICED REDUCED - NO UPWARD CHAIN - MOTIVATED VENDOR

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 with large adjoining conservatory, stylish kitchen with integrated appliances, three bedrooms and a modern bathroom. Upvc double glazed windows, doors and conservatory. Private low maintenance garden to the rear with plenty of space for outdoor living and outdoor storage, off road parking for 2/3 cars.

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Entrance Hall

With upvc part glazed front door, wood effect flooring. Internal door to the garage. Radiator.

Lounge

A spacious sitting room which a window overlooking the garden and patio windows opening through to the conservatory. Raised hearth with contemporary style wood burning stove, TV aerial connection. Radiator. Staircase to the first floor landing with storage below.

Kitchen

The kitchen features an extensive range of wall & base cupboards with light wood effect Shaker style cabinet doors, stainless steel handles and contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise: gas hob with stainless steel extractor over, built-under electric double oven, dish washer and space for refrigerator. Part ceramic tiled walls and tiled floor. Window to the front of the house. Radiator.

Landing

Bedroom 1

Double bedroom with window to the front of the house, built-in wardrobes with sliding mirror doors, wood effect laminate floor. Radiator.

Bedroom 2

Double bedroom with window to the rear of the house. Wood effect laminate floor. Radiator.

Bedroom 3

Single bedroom with window to the front of the house. Wood effect laminate floor. Radiator.

Bathroom

Fitted with a white suite comprising: bath with shower over, pedestal basin & WC. Tiled floor and part tiled walls. Window to the rear of the house. Radiator.



Outside

The house occupies a good size plot with plenty of frontage with parking for 2 / 3 cars off road. Integral single garage with up and over door, light & power.

Large enclosed garden to the rear which is hard landscaped for ease of maintenance and features planted shrub borders. Large wooden shed at the bottom of the garden. Pedestrian access 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



