



103 Friars Avenue

Stone, ST15 0AH

£210,000

**Tinsley
Garner**

independent property expertise



A well presented extended semi-detached family home set in quiet position with a lovely open rear aspect and conveniently located within easy walking distance of local schools and amenities. The house is well maintained throughout and offers flexible accommodation comprising: entrance hall, large open plan lounge diner with patio door opening to the rear patio and garden, fitted kitchen, three bedrooms and modern family bathroom. Also benefitting from Upvc double glazed windows and doors, gas central heating, driveway providing off road parking before a single garage, mature enclosed rear garden.
Early Viewing Recommended.

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Entrance Hall

A composite part obscure double glazed front door opens to the hallway with carpet and radiator. Access to the lounge diner, kitchen and first floor stairs.

Kitchen

Fitted with a range of white gloss finish wall and floor units, black dapple work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Upvc double glazed window to the front aspect, recessed ceiling lights, radiator and vinyl flooring. Spaces for free standing gas cooker and upright fridge freezer. Plumbing for a washing machine.

Lounge Diner

A very spacious reception area offering lots of flexibility with Adams style fire surround, marble back and hearth, Upvc double glazed windows and sliding door with views across the rear garden and beyond, two radiators, TV connection and carpet.

First Floor

Stairs & Landing

With carpet throughout, Upvc double glazed window to the side aspect and loft access. The loft has a drop down ladder, lighting and power.

Bedroom One

Offering a Upvc double glazed window to the rear elevation with far reaching views, radiator and carpet.

Bedroom Two

With Upvc double glazed window to rear aspect overlooking the garden, built-in wardrobes and storage to one wall, radiator and carpet.

Bedroom Three

With storage cupboard, Upvc double glazed window to the front of the property, radiator and carpet.

Bathroom

A modern bathroom fitted with a white suite comprising: double shower enclosure with mains fed thermostatic shower system, vanity wash hand basin with chrome taps, storage unit and inset low level push button WC. Upvc obscure double glazed window to the front elevation, recessed ceiling lights, fully tiled walls, extractor fan, radiator and vinyl flooring. Large airing cupboard with radiator.

Outside

The property is approached via a block paved driveway providing off road parking before a single garage. The garage has steel up and over door, power, lighting and wall mounted Worcester Greenstar gas central heating boiler.

Front

The front garden has a gravelled flower bed, open porch to the front door and side access to the rear garden via a paved pathway.

Rear

The well maintained enclosed rear garden enjoys an open aspect across the field beyond, with paved patio and pathways, lawn, gravelled shrub and flowerbeds, timber fence panelling and shed.

General Information

For sale by private treaty, subject to contract.

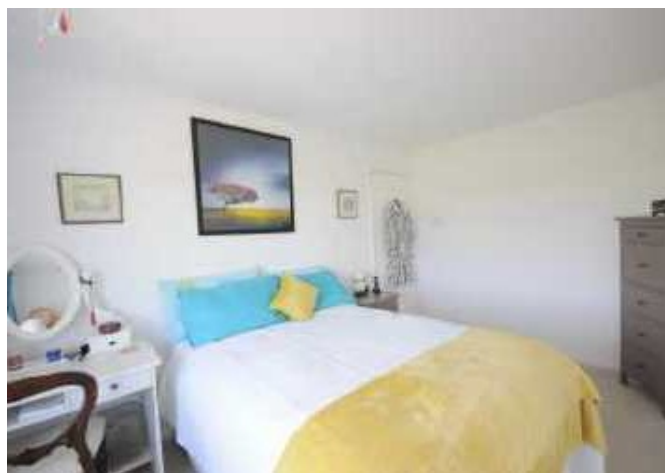
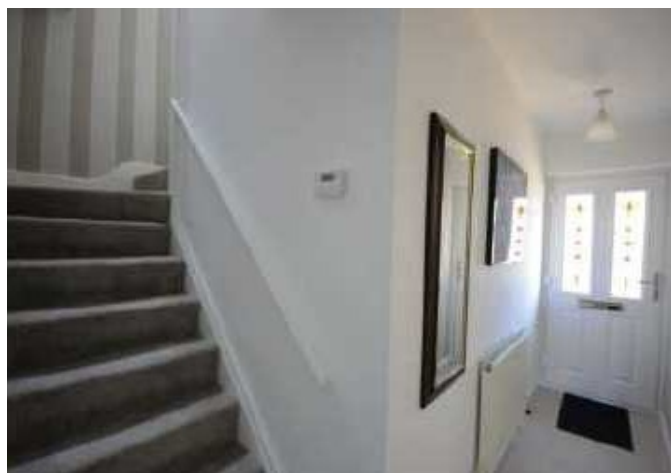
Vacant possession on completion.

Council Tax Band C

Services

Mains gas, water, electricity and drainage.

Gas central heating.



Viewings

Viewing strictly by appointment via the agent.

Energy performance of buildings register

Page 1 of 9

Energy performance certificate (EPC)

103 FRIARS AVENUE
STONE
ST15 6AH

Energy rating

D

Valid until 28 September 2030

Certificate number

0380-2038-3010-2220-

0065

Property type	Semi-detached house
Total floor area	83 square metres

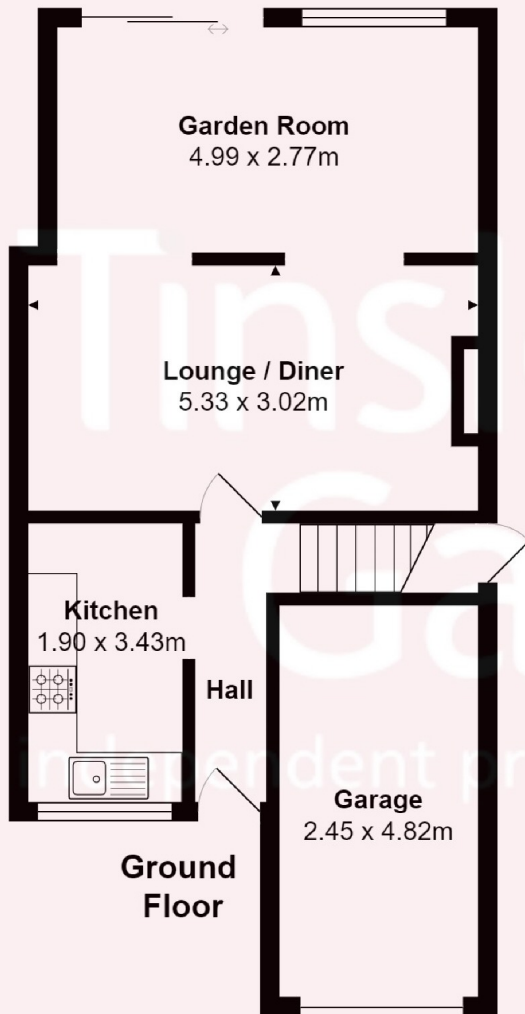
Rules on letting this property

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>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0380-203...> 14/10/2020





Total Area: 83.1 m² (excluding garage)

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

