



30 Walton Way

Stone, ST15 0JE

£155,000

Tinsley
Garner

independent property expertise



A sensibly priced and deceptively spacious end-terrace family home. The property would benefit from some modernisation but offers plenty of scope with accommodation comprising: entrance hallway, living room diner, kitchen, separate utility, three double bedrooms and family bathroom. The house is approached via a block paved frontage providing off road parking and benefits from a wonderful mature well maintained rear garden, perfect for any keen gardener and perfect for the kids to run around in. A house with lots of potential in a popular and convenient location offering family sized living at an affordable price.

NO UPWARD CHAIN - Early Viewing Essential.

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Entrance Hall

Aluminium obscure double glazed front door opens to the hallway with ceiling coving, radiator and central heating thermostat. Access to the living room diner, kitchen, utility and first floor stairs.

Lounge Diner

A very spacious open plan reception room offering a stone feature fireplace, two gas fires (one with gas central heating back boiler), aluminium window to the front elevation and double glazed sliding door opening to the rear patio and garden, two radiators and TV connection.

Kitchen

Fitted with a range of wall and floor units, marble effect work surface with inset stainless steel sink and drainer with chrome taps. Aluminium window to the rear aspect, part glazed hardwood external door, ceiling coving and radiator. Spaces for a free standing gas cooker and under work surface fridge.

Utility

Offering an aluminium window to the front aspect, wall unit, work surface, plumbing for a washing machine and space for additional appliances.

First Floor

Bedroom One

With aluminium window to the front of the property and radiator.

Bedroom Two

Offering a Upvc double glazed window overlooking the rear garden and radiator.

Bedroom Three

A third double bedroom with two aluminium windows to the front aspect and radiator.

Family Bathroom

Fitted with a suite comprising: bath and panel with chrome taps, pedestal wash hand basin with chrome taps and WC. Aluminium window to the rear elevation, part tiled walls, radiator and airing cupboard housing the hot water cylinder.

Outside

The property is approached via a block paved frontage providing off road parking.

Front

The front garden is paved with some shrubs. There is side access to the rear garden via a shared access wrought iron gate with pathway to a further wooden gate opening to the rear garden. There is a brick built store within the side entry area.

Rear

The delightful well maintained and large rear garden offers a paved patio, pathways, lawn, flower beds and borders, trees, shrubs and a second brick built store.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

Services

Mains gas, water, electricity & drainage.

Gas central heating.

Viewings

Strictly by appointment via the agent.



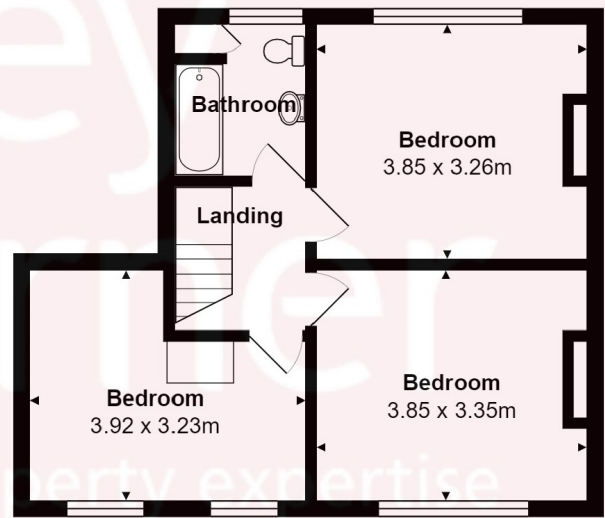
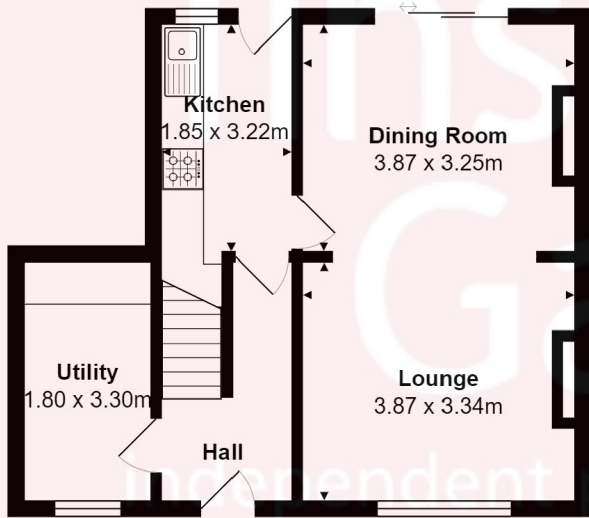


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All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 92.9 m²



Ground Floor

First Floor



Energy performance certificate (EPC)

30 WALTON WAY
STONE
ST15 0JE

Energy rating

E

Valid until 22 October 2030

Certificate number

9380-2217-9000-2920-

4035

Property type	End-terrace house
Total floor area	93 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>).

Energy efficiency rating for this property

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9380-2217-9000-2920-4035> 27/10/2020