



## 20 Northesk Street

Stone, ST15 8EP

£450,000

**Tinsley  
Garner**

independent property expertise



Victorian style in a fashionable location just a few moments walk from Stone town centre. This traditional town house offers remarkably spacious accommodation with an elegant sufficiency of living areas featuring three reception rooms, large breakfast kitchen, small conservatory and downstairs loo, complemented by four bedrooms, attic room and a stylish bathroom. The house is well maintained and retains many of its original features including architectural mouldings and lovely period fireplaces to the main reception rooms. Large enclosed garden to the rear offering plenty of opportunity for outdoor living together with an easily accessible detached double garage. In our opinion an excellent value period house in the heart of Stone convenient for everything the town has to offer.

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## Entrance Hall

Period part glazed wooden front door with transom light above opening through to a spacious reception hall. Decorative ceiling rose & coving, wood effect laminate flooring. Original wooden staircase with access below to the cellar. Two radiators.

## Living Room 4.73m x 4.20m max

A large reception room with panelled sash bay window to the front of the house, marble period fireplace with decorative ceramic tile inset, cast iron grate and open fire. Original ceiling coving & rose, stripped wooden floor. Virgin media connection. Radiator.

## Sitting Room 3.93 x 3.77m max

A second spacious reception room which features French doors to the rear opening through to a small conservatory. Chimney breast with a fabulous slate period fireplace with decorative inset with tiled hearth, cast iron grate and open fire. Wooden floor, decorative ceiling rose & cornice. Radiator.

## Conservatory 4.49m x 2.03m max

With Upvc double glazed window & part glazed door to the rear garden, wood effect laminate flooring & radiator.

## Dining Room 4.25m x 3.65m

A spacious entertaining room which has two windows to the side of the house looking to the conservatory, arched recess with built-in cupboard, decorative ceiling rose & cornice. Wood effect laminate floor. Radiator.

## Breakfast Kitchen 7.02m x 3.60m

Fitted with an extensive range of wall and base cupboard with wooden cabinet doors and co-ordinating work surfaces with inset sink unit. Integrated appliances comprising; stainless steel gas hob with extractor over, eye level electric oven and housing for microwave, plumbing for dish washer and washing machine. Wood effect flooring and part ceramic tiled walls. Adjoining breakfast area with full height window to the rear overlooking the garden.

## Rear Hall

With quarry tile floor & Upvc part double glazed door to the rear



garden.

### Cloakroom & WC

With white suite comprising WC & vanity wash hand basin with chrome mixer tap. Quarry tile floor.

### Cellar

A good size cellar which is standing height, with storage cupboard, power & lighting.

### Staircase & Landing

Traditional pine staircase with wooden spindles and banister rail. Gallery landing with staircase to the attic bedroom., Radiator.

**Main Bedroom 3.97m x 3.76m max**  
Double bedroom with window to the front of the house. Radiator.

**Bedroom Two 3.93m x 3.79m max**  
Double bedroom with window to the rear of the house. Radiator.

**Bedroom Three 4.30m x 2.77m max**  
Double bedroom with (unusually) a bay window to the side of the house. Airing cupboard housing wall mounted Worcester gas combi central heating boiler. Radiator.

**Bedroom Four 2.86m x 2.24m (9'5"**  
Single bedroom with window to the front of the house. Radiator.

**Bathroom 2.63m x 1.82m max (8'8"**  
Fitted with a stylish white suite comprising inset bath with thermostatic shower and glass screen. Wash stand with single bowl and chrome mixer tap, WC. Ceramic wall tiling to full height & tiled floor. Heated towel radiator. Window to the side of the house.

### Attic Room

A good size attic room which has three roof light windows to the rear & walk-in store cupboard. Radiator.

### Outside

Small forecourt garden to the front of the house with stone steps to the porch. The house enjoys a very good size enclosed garden to the rear which features an area of lawn, courtyard and several paved patio areas providing plenty of space for outdoor living. The shrub borders offer a good degree of privacy for a house in this location.

### Garage

A huge benefit for the property is the detached double garage which is easily accessible from the service road at the rear. The garage measures 6.02m x 5.67m with twin up & over doors, power, lighting, door to the garden.



## General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.





