



38 Priory Road

Stone, ST15 8NT

£155,000

Tinsley Garner

independent property expertise



An excellent value for money three bedroom family home in an established residential area about ½ mile to the south of Stone town centre, close to local schools and a host of amenities. Offering good size accommodation with good size dining kitchen, lounge with patio windows opening to the gardens, separate utility, three bedrooms, modern bathroom & separate WC. UPVC double glazing throughout, gas central heating & enclosed rear garden with sunny south west facing aspect. No upward chain.

38 Priory Road

Stone, ST15 8NT

Porch

Fully enclosed entrance porch with upvc outer doors.

Hallway

Spacious hallway with stairs to the first floor landing with storage below. Radiator.

Living Room (4.04m x 3.79m) max ((13'3" x 12'5")max)

A good size living room with sliding patio windows to the rear of the house opening to the gardens. Chimney breast with a modern wooden fire surround with tiled back & hearth, inset electric fire, Wood effect laminate floor, TV aerial connection. Radiator.

Breakfast Kitchen (4.04m 3.04m) max ((13'3" 10'0")max)

With a range of wall & base cupboards with white traditional style doors and contrasting black granite effect work surfaces with inset stainless steel 1½ bowl sink & mixer tap, tiled splash-backs. Slot in cooker with stainless steel extractor over, plumbing for washing machine and space for a refrigerator. Part ceramic tiled walls, window to the front of the house. Radiator.

Utility 2.83m x 1.89m (9'3" x 6'2")

With block wood effect work surface, UPVC double glazed window to the rear aspect, wooden part glazed external door to the rear garden, under stairs cupboard, tiled floor, Space for washer/dryer & space for upright fridge freezer.

Stairs & Landing

Airing cupboard housing the hot water cylinder, access hatch to loft space.

Bedroom One (4.22m x 3.97m) max ((13'10" x 13'0")max)



UPVC double glazed window to the front of the house, TV aerial connection, radiator.

Bedroom Two 3.42m x 3.30m (11'3" x 10'10")

UPVC double glazed window to the rear of the house, radiator. Cupboard housing gas wall mounted gas fired central heating boiler. Radiator.

Bedroom Three (4.02m x 3.03m) max ((13'2" x 9'11")max)

With UPVC double glazed window to the front of the house. Radiator.

WC

With white WC, UPVC obscure double glazed window to the rear of the house. Vinyl flooring.

Bathroom

A modern bathroom offering a white suite comprising 'P' shape bath & panel with chrome taps, curved shower panel & Biarritz II electric shower, designer wash hand basin with chrome mixer tap. Part tiled walls, vinyl flooring. Radiator.

Outside

The front garden has a lawn area with border, gravelled bed & pathway. There is side access to the rear garden via a wrought iron gate. Enclosed lawn garden to the rear with patio area & wooden garden shed.

General Information

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

Council Tax band

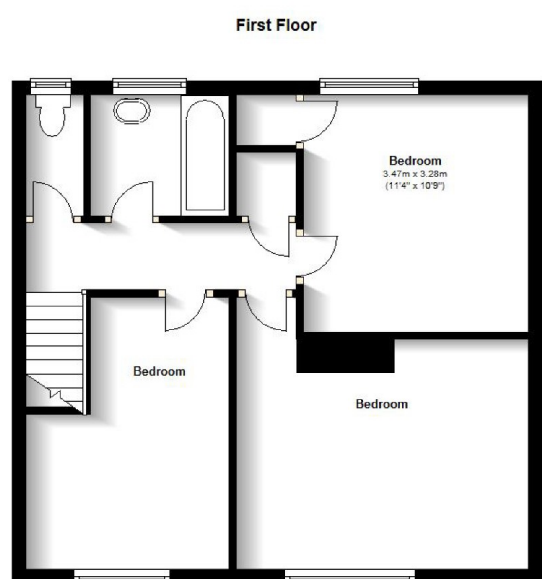
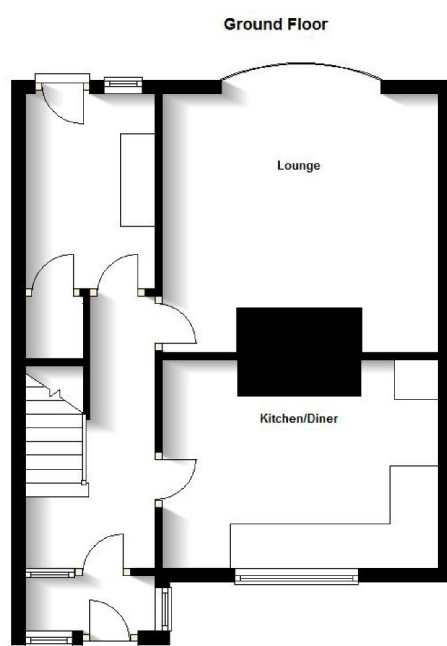
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion







We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using The Mobile Agent.