



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM TERRACED HOUSE FOR SALE - £143,000

LONDON ROAD, OAKHILL, STOKE ON TRENT, STAFFORDSHIRE, ST4 5AZ



KEY FEATURES

• THREE BEDROOM TERRACE PROPERTY • LIVING ROOM • DINING ROOM • MODERN KITCHEN • STYLISH BATHROOM • THREE BEDROOMS • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSED REAR PAVED AREA

DESCRIPTION

Austin & Roe are pleased to bring to the market this Three Bedroom Terraced Property with on street parking close to local amenities.

The property comprises an Entrance Hall, Living Room, Dining Room, Kitchen, Rear Entrance and Bathroom on the Ground Floor; on the First Floor is the Landing, Hallway and Three Bedrooms.

At the front of the property is a pathway and steps leading to the front entrance and a low maintenance garden laid to gravel. To the rear is a fully enclosed paved area for outdoor entertaining and alfresco dining.

The Council Tax Band is A.

You can view the virtual tour of this lovely property on our website, rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/575-london-road>

LOCATION

Leave Stone on the A34 North and continue to Hanford Traffic island, take the second exit onto the Stone Road A34 and continue for a little under half a mile taking the second exit onto the London Road, continue for half a mile and your destination will be on the left.

GROUND FLOOR

Entrance Hall - 13' 6" x 3' 1" (4.13m x 0.95m) The property is entered via an open storm porch through white uPVC glazed door into a welcoming Entrance Hall with neutral decor having white wooden half height panelling and a decorative plaster arch, a white ceiling with coved cornices and a central pendant light fitting and black porcelain floor tiles.

Living Room - 14' 4" x 10' 1" (4.38m x 3.09m) The Living Room has neutral decor with a contrast wall covering to one wall, a white ceiling with coved cornices and a central pendant light fitting, a double glazed bay window to the front aspect, a wall mounted central heating radiator, a wooden fireplace with a black hearth and inset with a grate, a TV connection, a fitted wooden corner meter cupboard and wooden laminate flooring.

Dining Room - 13' 8" x 11' 1" (4.19m x 3.4m) The Dining Room has neutral decor with contrast wall coverings in the alcoves, a white ceiling with central pendant light fitting, double glazed "French" doors with transom window above to the rear aspect, a wall mounted central heating radiator, a white wooden fireplace with tiled hearth and porcelain floor tiles. There is a door opening onto the kitchen area and a second door to the cellar-head.

Kitchen - 11' 4" x 8' 6" (3.47m x 2.6m) The modern Kitchen has neutral decor, a white ceiling with recessed spotlights, a double glazed window to the side aspect and neutral porcelain floor tiles, There is a selection of wood effect full height, wall and base units with white granite effect countertops and upstands inset with a white high gloss one-and-a-half bowl sink, drainer and chrome swan-neck mixer tap, a stainless steel gas hob with oven below, stainless steel splash back and stainless steel extractor cooker hood above, space for washing machine and integrated fridge-freezer. There is a white full height larder cupboard with high gloss finish and a wall mounted cupboard housing the central heating boiler.

Rear Entrance - 5' 6" x 2' 7" (1.68m x 0.8m) The Rear Entrance has neutral decor, a white ceiling with central light fitting, built-in storage



STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570

E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk

W: www.austinandroe.co.uk

cupboards, a uPVC double glazed door to the side aspect and neutral porcelain floor tiles. There is a door opening into the bathroom.

Bathroom - 8' 6" x 4' 11" (2.6m x 1.51m) The stylish bathroom benefits from full height ceramic tiling and a fitted extractor fan, a white ceiling with recessed spotlights, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and neutral porcelain floor tiles. The white bathroom suite comprises a corner bath with mains fed shower above, a pedestal wash hand basin with chrome lever taps and a low-level WC.

FIRST FLOOR

Stairs & Landing - 3' 1" x 2' 9" (0.94m x 0.86m) The Stairs rise to the Landing above with neutral decor with white wooden paneling, a white ceiling with central light fitting, neutral fitted carpet, a door opening into the first bedroom and an open doorway into the hallway.

Hallway - 7' 5" x 3' 3" (2.28m x 1m) The Hallway has neutral decor a white ceiling with a central loft hatch giving access to the roof space, neutral fitted carpet and doors opening into the second and third bedroom.

Bedroom 1 - 13' 7" x 10' 11" (4.16m x 3.33m) The First Bedroom has neutral decor with a feature wall, a white ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, a built-in wardrobe over the stair head, TV connection and neutral fitted carpet.

Bedroom 2 - 12' 4" x 5' 8" (3.77m x 1.73m) The Second Bedroom has neutral walls, a white ceiling with a central light fitting, a double glazed window to the front aspect and neutral fitted carpet.

Bedroom 3 - 8' 8" x 7' 5" (2.66m x 2.28m) The Third Bedroom has neutral walls, a white ceiling with a central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet.

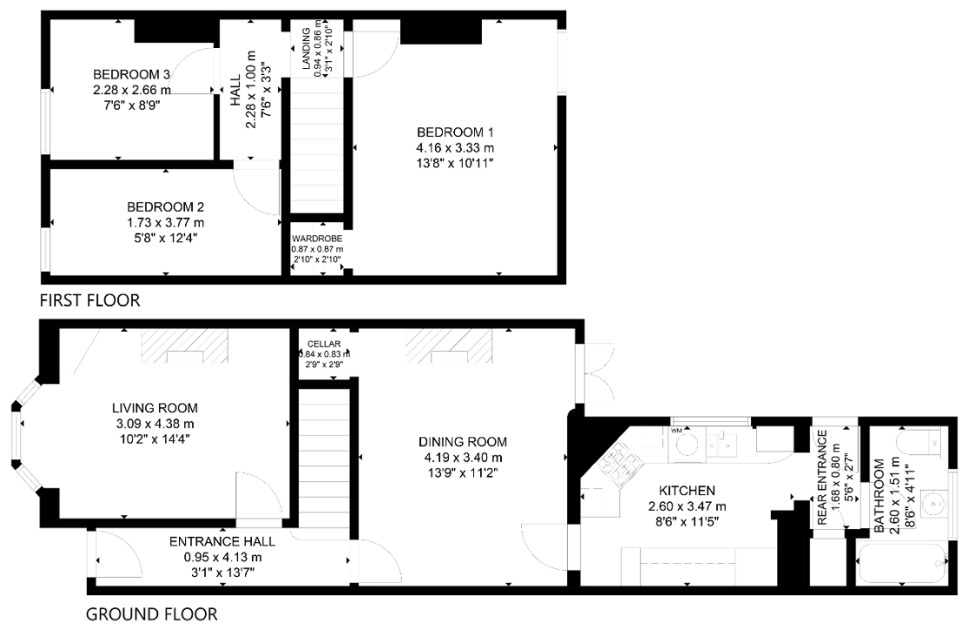
BASEMENT

Cellar - 3' 1" x 2' 8" (0.94m x 0.83m) The Cellar is access from a door in the dining room and has steps depending into a small cellar area for a little extra storage.

EXTERIOR

Outside Areas - At the front of the property is a garden laid to gravel, surrounded by wooden fencing and is accessed via a paved path and steps which lead to the front entrance. To the rear of the property is a fully enclosed paved area with steps to a patio for alfresco dining and outdoor entertaining and with a wooden gate to a service alley for allowing refuse to be taken to the front of the property for collection.





GROSS INTERNAL AREA
TOTAL: 95 m²/1022 sq ft
GROUND FLOOR: 51 m²/552 sq ft, FIRST FLOOR: 34 m²/370 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

