



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £275,000

HILL CRESCENT, STONE, STAFFORDSHIRE, ST15 0AT



KEY FEATURES

- THREE BED SEMI-DETACHED WITH DRIVEWAY • SPACIOUS LOUNGE & SEPARATE DINING ROOM • MODERN FITTED KITCHEN • CONSERVATORY • STYLISH BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • ENCLOSED REAR GARDEN WITH OPEN VIEW • QUIET CUL-DE-SAC

DESCRIPTION

Austin & Roe have great pleasure in offering for Sale this Three Bedroom Semi-Detached property with off road parking on driveway, close to local amenities and school, within walking distance of the market Town of Stone and with easy access to the M6 and motorway network.

The property comprises Entrance Hall, Living Room, Conservatory, Dining Room, Kitchen, Utility and Store Room on the Ground Floor; on the First Floor the Landing, Three Bedrooms and Family Bathroom. The property benefits from Gas Central Heating and Double Glazing.

The front of the property has been laid to grey gravel with an adjacent red gravel border for low maintenance and ample parking. At the rear of the property is a landscaped garden on different levels with a patio area for alfresco dining and outdoor entertaining, a lawn, flower beds and views of open countryside.

Council Tax Band C

LOCATION

Leave Stone on Stafford Street (A520) at the Walton Traffic island take the second exit onto the Eccleshall Road, turn left onto Pirehill Lane, and Left again onto Beacon Rise, you will find Hill Crescent on the left.

GROUND FLOOR

Entrance Hall - 8' 10" x 2' 10" (2.7m x 0.88m) The property is approached from a Tarmac Road onto a grey gravel driveway through a grey composite door opening into a welcoming Entrance Hall. The decor is white and fitted with a dado rail with wood panelling below and ceramic white tiles above, a white ceiling with coved cornice and central light fitting, wall mounted central heating radiator and grey fitted carpet. There are doors opening giving access to the staircase and lounge, an opening into the kitchen and a door giving access to the dining room, store room and utility room.

Living Room - 16' 3" x 9' 10" (4.97m x 3.01m) The spacious Living Room has white decor, a white ceiling with two light fittings, a double glazed window to the rear aspect and matching sliding patio doors into the conservatory, a wall mounted central heating radiator, wooden fireplace inset with a coal effect electric fire, TV connection point and wooden laminate flooring.

Conservatory - 11' 7" x 10' 3" (3.55m x 3.13m) The Conservatory has exposed brick walls and is constructed of uPVC double glazed panels fitted with white blinds on dwarf walls, and has "French" doors opening onto the paved patio area, a vaulted polycarbonate roof fitted with a fan and three lamp light fitting, a TV connection, power points and white tiled floor.

Dining Room - 7' 10" x 6' 11" (2.39m x 2.13m) The Dining Room has white decor, with some half-height wooden panelling, an exposed dark wood ceiling with lighting, a double glazed window with leaded glass to the front aspect and grey fitted carpet.

Kitchen - 12' 0" x 6' 3" (3.67m x 1.93m) The modern fitted kitchen has neutral decor with black brick style ceramic tiled splash back, a white suspended tiled ceiling with recessed spotlights, a double glazed window with leaded glass to the front aspect and grey tiled vinyl flooring. There is a selection of light beech wood wall and base units with black granite effect countertops inset with a stainless steel circular sink and dual lever mixer taps, a stainless steel four burner gas hob with oven below and extractor cooker hood above, space for a



STONE

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dishwasher, washing machine and fridge-freezer.

Utility Room - 9' 7" x 5' 11" (2.94m x 1.81m) The Utility Room has neutral decor, a contrast ceiling with central pendant light fitting, a double glazed window to the side aspect, an exterior door to the rear aspect, a wall mounted central heating radiator, and wooden laminate flooring. There is a fitted base unit. with granite effect counter top, a wall mounted gas central heating boiler, an under-stair storage cupboard and laminate flooring.

Inner Hallway - 7' 5" x 7' 4" (2.27m x 2.24m) From the entrance hall is a door opening into an inner hall with storage which also gives access to the dining room and the utility room. The decor is white, with a white ceiling having a central light fitting, storage cupboards, fitted coat coats and fitted carpet.

FIRST FLOOR

Stairs & Landing - 8' 5" x 3' 10" (2.59m x 1.19m) The Stairs rise with two quarter turns to the Landing above, having white decor, a white ceiling with central pendant light fitting and loft hatch giving access to the roof space above, a double glazed window to the side aspect and fitted carpet. There are doors opening into the three bedrooms and family bathroom.

Bedroom 1 - 10' 8" x 8' 8" (3.27m x 2.65m) The First Bedroom has white decor with a wall light, a white ceiling with coved cornice and pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator, mirrored wardrobes and wooden laminate flooring.

Bedroom 2 - 10' 0" x 8' 5" (3.05m x 2.59m) The Second Bedroom has neutral walls with some white wooden panelling and purple contrast walls, a white ceiling with coved cornice and central light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and wooden laminate flooring.

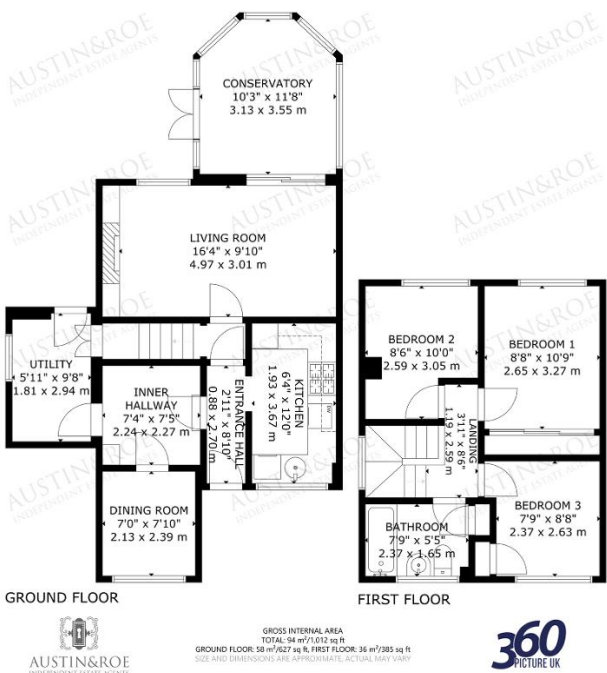
Bedroom 3 - 8' 7" x 7' 8" (2.63m x 2.37m) The Third Bedroom has neutral decor, a white ceiling with a four lamp rack of spotlights, a double glazed window with leaded glass to the front aspect, a wall mounted central heating radiator, a built-in wardrobe and wooden laminate flooring.

Family Bathroom - 7' 8" x 5' 4" (2.37m x 1.65m) The stylish Family Bathroom benefits from white full height ceramic tiling, a white ceiling with recessed spot lights, a double glazed window with leaded glass and fitted with "Venetian" blind to the front aspect, a wall mounted central heating radiator and white porcelain floor tiles. The white bathroom suite comprises a panel bath with a mains fed shower above and glass shower screen, a pedestal wash hand basin with chrome mixer tap and a low-level close coupled WC with a push button flush.

EXTERIOR

Outside Areas - At the front of the property is a driveway laid to grey gravel with a border of red gravel for low maintenance/container gardening. To the rear is a very large landscaped garden with lawn area, gravel beds on different levels, paved patio for alfresco dining and outdoor entertaining, Storage sheds, trees and shrubby hedges and a wooden gate in the rear fence.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

