



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - OFFERS OVER £195,000

BRASSINGTON ROAD, UDALL GRANGE, STONE, STAFFORDSHIRE, ST15 0FU



KEY FEATURES

• TWO BEDROOM MID-TERRACE WITH PARKING • IMMACULATELY PRESENTED • SPACIOUS LOUNGE • MODERN DINING KITCHEN • GUEST CLOAKROOM • 2 DOUBLE BEDROOMS • FAMILY BATHROOM WITH SHOWER OVER BATH • ENCLOSED REAR GARDEN

DESCRIPTION

Austin & Roe are delighted to offer this immaculately presented, modern Two Bedroom mid-terraced House with car parking to the front, on the popular Udall Grange Estate.

The property comprises an Entrance Hallway, Lounge, Kitchen/Diner and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Two double Bedrooms and the Family Bathroom. The property Benefits from gas central heating and double glazing.

At the front of the property is a parking space with paving to the entrance and a planted bed in front of the window. At the rear of the property is a fully enclosed garden, laid mainly to lawn with a paved patio area and path, two gravel beds for alfresco dining and outdoor entertainment.

Council Tax Band B

Mains Gas

Mains Electric

Mains Water

Mains Drainage & Sewerage

Broadband FTTC

Mobile Coverage

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

<https://my.360picture.uk/tour/16-brassington-road>

LOCATION

Leave Stone by Stafford Road, at the Walton traffic island on the A34 take the second exit onto the Eccleshall Road, at the next island turn right onto Myatt Avenue and fourth right is Brassington Road, you will find your destination on the right.

GROUND FLOOR

Entrance Hall - 8' 11" x 3' 6" (2.72m x 1.08m) The property is entered via a glazed composite door into a welcoming Entrance Hall, with neutral decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and wood effect flooring. There are doors opening into the guest cloakroom, lounge and stairs rising to the floor above.

Lounge - 15' 1" x 9' 8" (4.62m x 2.95m) The Spacious Lounge has pale neutral decor with a contemporary contrast wall covering to one wall, a white ceiling with a central pendant light fitting, a double glazed window fitted with "Venetian" blinds to the front aspect with a wall mounted central heating radiator below, a TV connection point and pale neutral fitted carpet.

Kitchen/Diner - 12' 11" x 8' 2" (3.96m x 2.49m) The modern fitted Kitchen/Diner has neutral decor, a white ceiling with a pendant light fitting in the dining area and a flush light fitting in the food preparation area, a double glazed window and "French" doors opening onto the rear paved patio, ample space for a table and chairs, a wall mounted central heating radiator and wood effect flooring. There is a selection of high gloss white wall and base units with wood effect countertop and upstands inset with a stainless steel one-and-a-half bowl sink, drainer and chrome mixer tap, a stainless steel four-burner gas hob with a stainless steel splash-back, matching oven below and extractor cooker hood above. There is space and plumbing for a washing machine, dishwasher and fridge-freezer.



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

Guest Cloakroom - 4' 9" x 2' 10" (1.47m x 0.88m) The Guest Cloakroom has neutral decor, a white ceiling with a central flush light fitting, a double glazed window with obscured glass and fitted with "Venetian" blind to the front aspect, a wall mounted central heating radiator and wood effect flooring. The white sanitary ware comprises a pedestal wash hand basin with chrome single lever mixer tap and tiled splash back and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 6' 3" x 3' 8" (1.92m x 1.12m) The Stairs rise with a quarter turn to the Landing above having neutral decor, white balustrade, white ceiling with central pendant light fitting and loft hatch giving access to the roof space above and a neutral fitted carpet. There are doors opening into the two bedrooms and family bathroom.

Bedroom (Front) - 13' 0" x 8' 7" (3.98m x 2.63m) The front Bedroom has neutral decor with a blue contrast wall, a white ceiling with central pendant light fitting, two double glazed windows fitted with "Venetian" blinds to the front aspect, a wall mounted central heating radiator, a built-in storage cupboard and neutral fitted carpet.

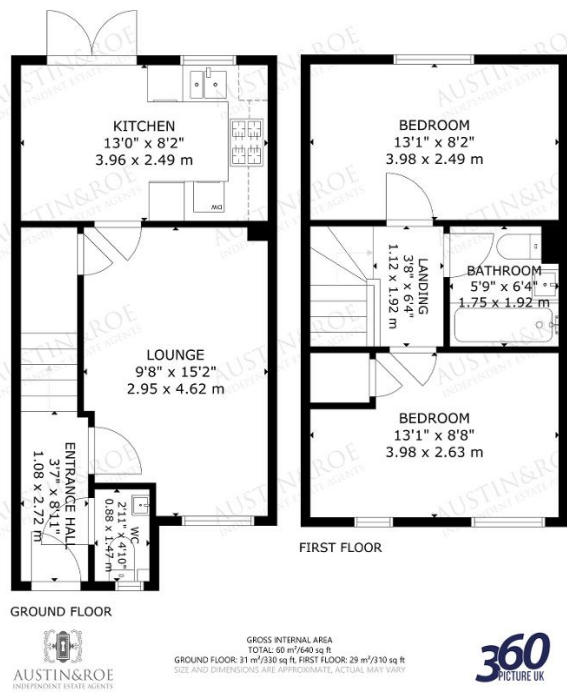
Bedroom (Rear) - 13' 0" x 8' 2" (3.98m x 2.49m) The rear Bedroom has neutral decor with a grey contrast wall, a white ceiling with central pendant light fitting, a double glazed window fitted with "Venetian" blinds to the rear aspect with a wall mounted central heating radiator below, a TV connection point and neutral fitted carpet.

Family Bathroom - 6' 3" x 5' 8" (1.92m x 1.75m) The Family Bathroom has neutral decor with half tiling behind the sanitary ware and full height tiling in the bathing/showering area, a white ceiling with a central flush light fitting and extractor fan, a wall mounted central heating radiator and vinyl tile effect flooring. The white bathroom suit comprises a bath with a chrome single lever mixer tap and a mains fed shower above, a pedestal wash hand basin with chrome single lever 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 paved area to the front entrance with adjacent flower bed and room for pots, and a Tarmacadam drive for off road parking. To the rear of the property is a garden laid mainly to lawn with a paved patio area, extending down one side of the garden with a narrow gravel border for weed control, a gravel bed at each end of the garden giving access to morning and afternoon sun and providing areas for alfresco dining and outdoor entertainment. The entire garden is surrounded by well maintained fencing for added privacy.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

