



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 4 BEDROOM END TERRACED FOR SALE - OFFERS OVER £450,000

BERKELEY STREET, STONE, STAFFORDSHIRE, ST15 8LS



### KEY FEATURES

• 4 BEDROOM END OF TERRACE • MODERN EXTENDED KITCHEN/DINER • OPEN PLAN LOUNGE/SITTING ROOM • MODERN BATHROOMS • GAS CENTRAL HEATING AND DOUBLE GLAZING • OFF ROAD PARKING • LARGE REAR GARDEN • WALKING DISTANCE OF TOWN AND STATION

STONE

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

T: 01785 338 570  
E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)  
W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)

## DESCRIPTION

Austin & Roe are delighted to offer For Sale this beautiful Four Bedroom Victorian End of Terrace property on the north side of the Market Town of Stone, close to local amenities and the railway station.

The property comprises an Entrance Hall, Lounge, Sitting Room, Breakfast Room and Kitchen Diner on the Ground Floor; on the First Floor is the Landing and Hall, Three Bedrooms and Family Bathroom, and on the Second Floor a further Bedroom and Shower room. The property benefits from gas central heating and double glazing.

At the front of the property is a small walled garden area, and a parking space for one vehicle drive for one car with scope to extend the drive (subject to any necessary planning permissions) for at least two cars also has further ample on road parking. To the side aspect is a fully enclosed beautiful garden laid to lawn, with a greenhouse and raised vegetable beds, paved with slate and Victorian blue bricks to provide a seating area for alfresco dining and outdoor entertaining along with a useful garden shed.

The Council Tax Band is C  
Mains Gas & Electricity  
Mains Water, Drains & Sewers  
Broadband FTTC  
Mobile coverage  
Low risk of flooding

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/25-berkeley-street>

## LOCATION

From the top of Stone High Street, Take Radford Street out of Stone, over the railway bridge turn left into Oulton Road and left again onto Victor Street, to the end, and turn right on to Berkeley Street. The property is on the left hand side.

## GROUND FLOOR

**Entrance Porch** - At the front of the property is a small walled garden area and a drive for one vehicle with scope to extend the drive (subject to any necessary planning permission) to provide parking for at least two cars. There is also ample further on road parking.

**Entrance Hall** - 11' 4" x 2' 11" (3.46m x 0.89m) The welcoming Hallway has white decor with white skirtings, a white ceiling with white coved cornices and a glass pendant light. A plaster archway, wall mounted central heating radiator and beautiful original 'Minton' floor tiles. There is a door leading in to the Lounge, and the staircase ahead with striped fitted carpet rising to the first floor landing.

**Lounge** - 11' 4" x 13' 1" (3.46m x 4m) Through the four panel door from the Hallway in to the bright and airy Lounge, with white decor, white painted skirting and picture rail. A white ceiling with coved cornices, central pendant light fitting and ornate ceiling rose, original sash window with central heating radiator below, a log burning stove with slate hearth and surround and wooden flooring. A wooden lined opening in to the Sitting Room.

**Sitting Room** - 11' 4" x 11' 6" (3.46m x 3.52m) Through the wooden lined opening in to cosy Sitting Room, with white decor, white painted





skirting and picture rail. A white ceiling with coved cornices, central pendant light fitting and ornate ceiling rose, two double glazed windows to the front aspect, with central heating radiator below. Neutral fitted carpets.

**Hallway - 6' 10" x 3' 6" (2.1m x 1.09m)** From the Lounge in to The Hallway which has neutral decor, white ceiling and central pendant light. Beautiful blue and red quarry tiled floor, doors leading in to the Breakfast Room, Store and outside to the Garden.

**Breakfast Room - 10' 4" x 11' 1" (3.16m x 3.39m)** The Breakfast Room has white decor, a white ceiling with coved cornicing and central ceiling rose with pendant light fitting, white painted skirting, two half-glazed doors with glazed transom window, leading in to the garden, blue and red quarry tiled flooring, a beautiful cast iron fireplace with built in shelving unit in the alcove and a full wall of built in book shelving with central heating radiator cover.

**Kitchen Diner - 20' 4" x 18' 7" (6.21m x 5.68m)** Through a stripped pine four panel door in to the Kitchen Diner, which is a lovely bright space, with pitched white ceiling, recessed spot lights, feature pendants and wooden roof windows, a bi-fold wooden door opening to the vegetable garden, and a further glazed wooden double door opening to the patio space. The Kitchen Diner has white decor, wall lights, slate effect tiled flooring, and a range of contemporary Shaker style wall and base units fitted with white composite countertops and mirrored splash back, an island unit with sink and chrome mixer tap, a four burner stainless steel gas hob with extractor cooker hood above, integrated double oven and microwave and steam oven, space and plumbing for a dishwasher.

**Utility - 6' 9" x 4' 1" (2.06m x 1.25m)** The Utility has white decor, white ceiling with recessed spot lights, slate effect tiled floor, cream wall and base units with sink and chrome mixer tap, space and plumbing for washing and drying machines, a close coupled toilet, and the hot water cylinder.

**Garden -** At the front of the property is a small walled garden area with slate chippings and quarry tiled path. A useful passageway leads to the side / rear of the property, which is a fully enclosed beautiful garden laid to lawn, with a greenhouse and raised vegetable beds, paved with slate and Victorian blue bricks to provide a seating area for alfresco dining and outdoor entertaining along. A variety of mature trees and shrubs provide privacy.

## FIRST FLOOR

**Stairs and Landing Hallway - 17' 1" x 6' 0" (5.22m x 1.84m)** The Staircase has wooden balustrade and handrail with striped fitted carpet. The Stairs rise with a quarter turn to the Landing above which has white decor, a white ceiling with central pendant light fitting and a wall mounted central heating radiator. There are wooden doors opening into the three bedrooms, family bathroom and store and a further staircase leading to the Second floor.

**Hallway - 8' 2" x 2' 11" (2.5m x 0.89m)** The Hallway has white decor, a white ceiling with loft hatch giving access to the roof space. There are wooden doors opening into the family bathroom and bedroom 4.

**Bedroom 1 - 18' 7" x 11' 6" (5.68m x 3.51m)** Bedroom 1 has pale grey decor with one feature wallcovering wall, white ceiling with central pendant light fitting and coved cornices, wall mounted central heating radiator, a neutral fitted carpet and storage / wardrobe spaces with fitted curtains. The room is lovely and light thanks to three wooden double glazed windows to the front aspect with fitted fabric roman blinds.

**Bedroom 2 - 13' 1" x 12' 4" (4m x 3.76m)** Bedroom 2 has pale blue decor with one feature wallcovering wall, white picture rail, white ceiling with central pendant light fitting and coved cornices, wall mounted central heating radiator, a neutral fitted carpet and a double glazed window to the rear aspect.

**Bedroom 4 - 10' 2" x 9' 4" (3.1m x 2.85m)** Bedroom 4 has white decor with feature blue design, white ceiling with central pendant light fitting, wall mounted central heating radiator, a neutral fitted carpet and a double glazed window to the rear aspect.

**Family Bathroom - 6' 9" x 6' 9" (2.07m x 2.07m)** The modern Family Bathroom has pale white walls with full height white brick effect tiles in the bathing area and behind the vanity unit, a white ceiling with central light fitting, a chrome vertical heated towel rail / radiator and neutral feature patterned floor tiles. The white sanitary ware comprises a panel bath, with grey panel and glass shower screen above, a mains fed shower with large shower head, a grey vanity unit inset with a wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with a push button flush. A double glazed obscured glass window to the side aspect.

## SECOND FLOOR

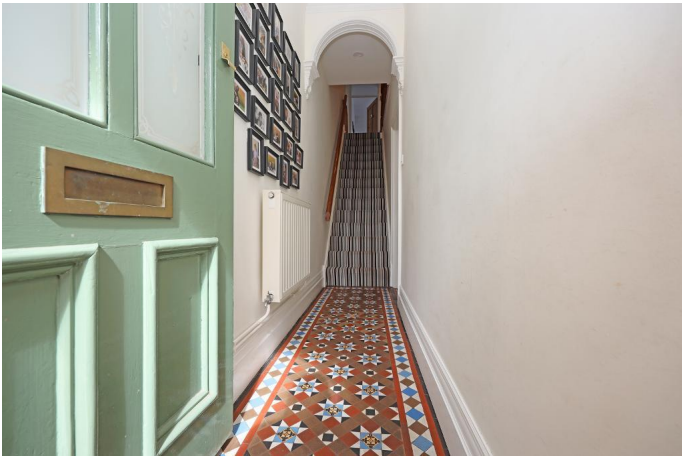
**Bedroom 3 - 16' 10" x 12' 9" (5.14m x 3.91m)** Bedroom 3 has white decor, a pitched white ceiling with recessed spot lights, and large wooden roof windows.

**Shower Room - 10' 3" x 6' 0" (3.13m x 1.83m)** The Shower Room has pale blue walls with full height white porcelain tiles in the showering area, wall lights, wooden flooring, a white ceiling and a chrome vertical heated towel. The sanitary ware comprises a mains fed shower with glass door, a feature yellow glass wash hand basin with a 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 small walled garden area laid to gravel bed with some plants, and an adjacent parking space for one vehicle, with ample on road parking.

To the side and rear aspect is a fully enclosed garden laid to lawn, with a retaining wall and raised border filled with plants and shrubs, a greenhouse and raised vegetable beds, paved slate paths and Victorian blue brick patio area providing a seating area for alfresco dining and outdoor entertaining along with a useful garden shed.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

