



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM TERRACED HOUSE FOR SALE - OFFERS IN REGION OF £237,000

DOMINIC COURT, STONE, STAFFORDSHIRE, ST15 8EH



### KEY FEATURES

- TWO BEDROOM MID-TERRACED HOUSE • KITCHEN DINER FAMILY BATHROOM • FULLY ENCLOSED REAR GARDEN • PARKING AT FRONT OF PROPERTY • GARAGE • GAS CENTRAL HEATING & DOUBLE GLAZING • WALKING DISTANCE TO TOWN & STATION



## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Two Bedroom Terraced Town House with Parking, Ideally located being just a short stroll into Stone Town Centre and with excellent commuter links and schools nearby.

The property comprises Entrance Hall, Lounge and Kitchen Diner on the Ground Floor; on the First Floor is the Landing, Two Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

To the front of the property is a block paved parking area, to the rear is a fully enclosed graveled garden with raised wooden flower beds surrounded by wooden fencing. There is a communal alleyway to take the refuse bins to the rear of the property and a garage with metal up and over door.

Council Tax Band C  
Mains Electric and Gas  
Mains Water, Drains & 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/3-dominic-court>

## LOCATION

Leave Stone on Radford Street, take the first turning on the left onto Northesk Street, left on to Dominic Street and Left again on to Dominic Court.

## GROUND FLOOR

**Entrance Hall** - The property is entered via a white uPVC double glazed door in to the Entrance Hall, with neutral decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and wooden flooring. There is a door opening into the lounge and stairs rising to the floor above.

**Lounge** - 13' 5" x 14' 3" (4.09m x 4.35m) The Lounge has neutral decor, a white ceiling with central pendant light fitting, a double glazed bay window to the front aspect with a wall mounted central heating radiator below, TV connection and wooden flooring. There is a door opening into the kitchen.

**Kitchen** - 9' 4" x 8' 1" (2.85m x 2.48m) The Kitchen/Diner has neutral decor with one contrast yellow wall, white ceramic brick style splash back. A white ceiling with central spot light fitting, a uPVC double glazed window and an exterior door with obscured glass to the rear aspect and terracotta style tiled flooring. There is a selection of white wall and base units with wood effect countertops inset with a stainless steel sink, drainer and stainless steel mixer tap and an integrated electric cooker with gas hob above and wall mounted extractor fan.

**Dining Area** - 6' 9" x 7' 7" (2.06m x 2.33m) The Dining Area has neutral decor with one contrast yellow wall, a white ceiling with central pendant light fitting, a uPVC double glazed window with a wall mounted central heating radiator below and terracotta style tiled flooring. There is a door opening in to an under stairs storage cupboard.

## FIRST FLOOR



**Stairs and Landing - 6' 9" x 5' 8" (2.06m x 1.74m)** The Stairs rise from the entrance hall to the Landing above with neutral decor, a white ceiling with central pendant light fitting and loft hatch giving access to the roof space and neutral fitted carpet, There are doors opening into the two bedrooms, family bathroom and storage space.

**Bedroom 1 - 13' 5" x 10' 0" (4.09m x 3.05m)** The First Bedroom has pale grey decor with a contrast wall covering to one wall, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a built-in wardrobe and a neutral fitted carpet.

**Bedroom 2 - 11' 9" x 9' 4" (3.6m x 2.87m)** The Second Bedroom has pale grey decor with a contrast wall covering to one wall, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and a neutral fitted carpet.

**Family Bathroom - 6' 9" x 5' 8" (2.06m x 1.74m)** The modern Family Bathroom has white decor with full height stone effect tiles, a white ceiling with central light fitting, a double glazed window with obscured glass to the rear aspect, a wall mounted chrome heated towel rail and tile effect vinyl floor covering. The white bathroom suite comprises a panel bath with shower above and glass screen, a vanity unit with combined wash hand basin and a low-level WC with push button flush.

EXTERIOR

**Outside Areas -** At the front the property there is a block paved driveway. A fully enclosed garden at the rear for alfresco dining and outdoor entertaining, the garden is laid to gravel with raised planted borders to each side and a wooden boundary fence. There is a shared access alleyway to the rear and a garage at the entrance to Dominic Court.





