



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM SEMI-DETACHED FOR SALE - £225,000

NIXON LANE, STONE, STAFFORDSHIRE, ST15 0WR



KEY FEATURES

- TWO BEDROOM SEMI DETACHED HOUSE • DRIVEWAY / OFF ROAD PARKING FOR 2 CARS • CONTEMPORARY KITCHEN AND DINING AREA • FULLY ENCLOSED REAR GARDEN • WALKING DISTANCE TO TOWN CENTRE • CLOSE TO LOCAL SCHOOLS • GREAT COMMUTER LINKS • GAS CENTRAL HEATING AND DOUBLE GLAZING

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

DESCRIPTION

Austin & Roe have great pleasure in bringing to the Sales Market this contemporary Two Bedroom Semi Detached Property, with driveway for off road parking on the popular Udall Grange Estate, within walking distance of Stone town centre and with great commuter links.

The property comprises an Entrance Hallway, Living Room, Kitchen Diner and Guest Cloakroom on the Ground Floor; to 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 gravelled garden with mature shrubbery, a lawned area with a hedging border and a Tarmac driveway providing off road parking for two vehicles and a wooden gate, which opens onto the rear garden, with a paved patio and raised decking area for alfresco dining and outdoor entertainment, gravel borders and a low maintenance 'Astro turf' lawn. The entire garden is surrounded by well maintained wooden fencing.

Council Tax Band B
Mains Gas & Electric
Mains Water, Drains and Sewerage
Broadband FTTC
Mobile coverage
Low Risk of Flooding

Viewing is highly recommended.

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/13-nixon-lane>

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, continue on to Brassington Road, continue and turn right on to Nixon Lane, the property is on your right.

GROUND FLOOR

Entrance Hallway - 9' 3" x 3' 3" (2.83m x 1m) The property is entered through a black composite double glazed door into the welcoming Entrance Hallway, with neutral walls, a white ceiling with central light fitting, a wall mounted central heating radiator and wood effect laminate flooring. There are doors opening into the Living Room and Guest Cloakroom, and the stairs rise to the floor above.

Living Room - 15' 1" x 9' 4" (4.62m x 2.86m) The Living Room has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with fitted blind and wall mounted central heating radiator below, TV connection and neutral fitted carpet.

Kitchen Diner - 12' 7" x 8' 6" (3.85m x 2.6m) The contemporary Kitchen Diner has neutral décor, a white ceiling with two pendant light fittings, double glazed patio doors leading out to the rear garden, a double glazed window with fitted blind and wood effect vinyl flooring. There are a range of white wall and base units with stainless steel handles, a grey marble effect laminated countertop inset with a stainless steel bowl and half sink with chrome mixer tap, a stainless steel gas hob with stainless steel splashback, extractor hood above and integrated electric oven below, and spaces for a 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

and dishwasher.

Guest Cloakroom - 4' 7" x 2' 10" (1.42m x 0.88m) The Guest Cloakroom has neutral décor, a white ceiling with central ceiling light fitting, an obscured glass double glazed window to the front aspect, a wall mounted central heating radiator and wood effect vinyl flooring. The sanitaryware consists of a compact pedestal wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.

FIRST FLOOR

Stairs and Landing - 6' 2" x 3' 4" (1.9m x 1.03m) The stairs rise from the Entrance Hallway to the Landing with a quarter turn, with white handrail and balustrade, and pale grey fitted carpet. The Landing has neutral décor, a white ceiling with pendant light fitting and ceiling hatch to the roof space above, pale grey fitted carpet and doors opening in to the two Bedrooms and Family Bathroom.

Bedroom 1 - 12' 7" x 8' 0" (3.86m x 2.44m) The First Bedroom has neutral décor, a central pendant light fitting, a double glazed window to the rear aspect with fitted blind and a wall mounted central heating radiator below, and pale grey fitted carpet.

Bedroom 2 - 12' 7" x 8' 6" (3.86m x 2.61m) The Second Bedroom has neutral décor with one blue / clouds feature wall, a central pendant light fitting, two double glazed windows to the front aspect with fitted blinds and a wall mounted central heating radiator below, and pale grey fitted carpet.

Family Bathroom - 6' 2" x 5' 6" (1.9m x 1.69m) The Family Bathroom is neutrally decorated and benefits from grey marble effect ceramic wall tiling to the bathing area, an obscured glass double glazed window to the side aspect, a wall mounted central heating radiator, and wood effect vinyl flooring. The white sanitaryware consists of a panel bath with chrome mixer tap, chrome shower fittings above and glass screen, a pedestal wash hand basin with chrome mixer tap and a close coupled wc with push button flush.






AUSTIN&ROE
INDEPENDENT ESTATE AGENTS

GROSS INTERNAL AREA
TOTAL: 99 m²/1079 sq.ft
GROUND FLOOR: 91 m²/980 sq.ft FIRST FLOOR: 28 m²/299 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
PICTURE UK