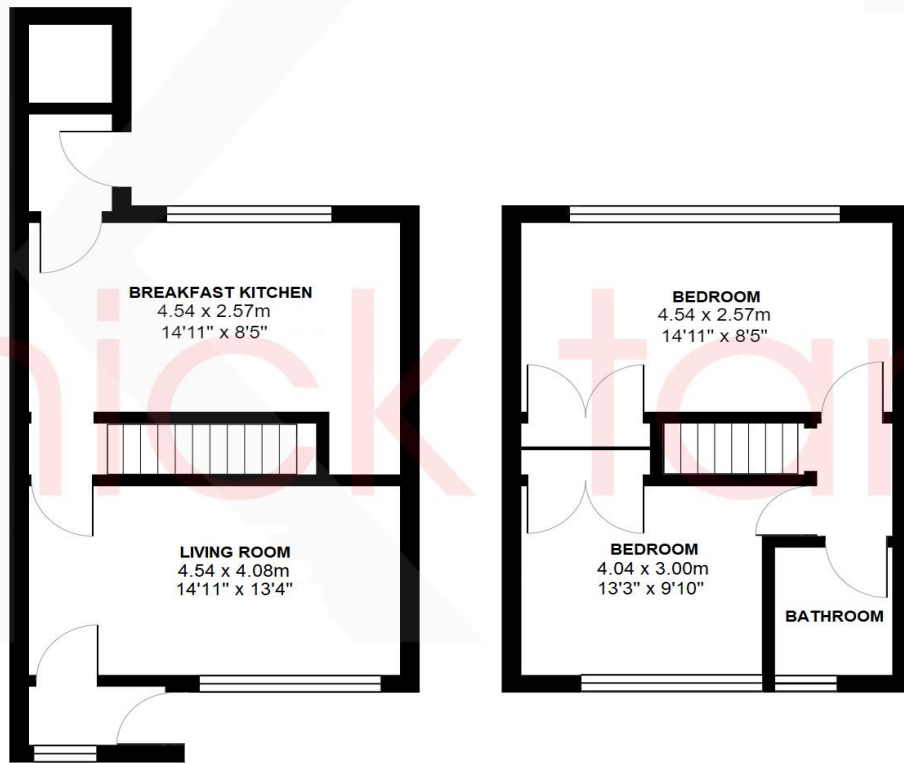




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Church Street, Stone, ST15 8BW



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Occupying a choice position within strolling distance of Stone's bustling town centre, local schools and a bristany walk to the railway station this much improved end terrace property provides a practical layout of living accommodation ideal for first time buyers or a young family and we strongly advise potential purchasers to make an early appointment to inspect the interior together with its great location in order to avoid disappointment.

- Reception Porch
- Full Width Living Room
- Inner Hallway
- Re-Fitted Breakfast Kitchen with built-in appliances
- Separate Inner Lobby & Utility Cupboard
- Two First Floor Double Bedrooms
- Re-Fitted Family Bathroom
- Low Maintenance Rear Garden
- Off-Road Parking
- EPC Rating: C70

Stone itself is an old market town situated north of Stafford with the Trent and Mersey canal passing through the town, along with its added reputation for an excellent choice of food and drink cemented by the monthly Farmer's Market and annual Autumn Food & Drink Festival.

The accommodation in further detail comprises...

Reception Porch has a double-glazed window and door, **Full-Width Living Room** having radiator and a double-glazed window, **Inner Hall**, **Re-fitted Dining Kitchen** having a matching suite of units comprising of a single drainer ceramic sink unit with a range of cupboards with soft closing doors and drawers, **incorporating a built-in electric oven and gas hob with extractor fan over**, range of wall cabinets, laminate flooring, radiator, recessed spotlights, pantry stores, **cupboard housing the Ariston wall mounted gas central heating boiler**, **directly off the kitchen is an Inner Lobby** with laminate flooring and an adjacent **utility cupboard** and a double-glazed door leading into the rear garden, **stairs lead from the Inner Hallway to the first flooring landing** with doors to, **a good-sized Master Bedroom** with radiator, double-glazed window and built-in wardrobe with over head stores, **Bedroom 2** is also double in size with a double-glazed window and radiator, **Family Bathroom** has been re-fitted with a panel bath and chrome furniture incorporating a rain drop shower and spray, splash shower screen, Vanity unit, close coupled WC and a heated chrome towel rail.

Outside the property enjoys block paved parking for x2 vehicles and a low maintenance rear garden

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band A (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant, or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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