Tinsley Garner
independent property expertise



11, Melrose Avenue, STONE, ST15 8SU

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Chain Free **£210,000**

A lovely semi-detached home set in a quiet cul-de-sac position. The property is well presented throughout and offers accommodation including, spacious living room, modern fitted kitchen with integral appliances, two bedrooms and a family bathroom. Also benefitting from off road parking, uPVC double glazed windows and doors, gas combi central heating and an enclosed low maintenance rear garden. Conveniently located on the southern outskirts of Stone close to the canal, within walking distance of Aston Marina, local schools, amenities and with easy access to commuter routes.
Early viewing essential - NO UPWARD CHAIN.







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Entrance
A composite part obscure double glazed front door opens to the living room.

Living Room
A spacious reception room offering ceiling coving, uPVC double glazed window to the front elevation, storage cupboard, radiator, wood finish laminate flooring, wall mounted electric fire, under stairs fitted storage unit, BT Open Reach connection, doorway to the kitchen and access to the first floor stairs.

Kitchen
A modern kitchen fitted with a range of gloss grey finish wall and floor units, contrasting marble effect work surfaces with tiled splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Wood finish laminate flooring, radiator, uPVC double glazed window and part glazed external door opening to the rear garden.

Appliances comprising: ceramic electric hob with stainless steel splash back and matching extractor hood with light above, integral electric oven. With plumbing for a washing machine and space for an upright fridge freezer.

First Floor

Stairs & Landing
Traditional white painted spindle, newel post and banister stairs lead to the first floor landing. With carpet throughout, central heating thermostat and loft access.

Bedroom One
With fitted wardrobes and storage to one wall, uPVC double glazed window overlooking the rear garden and canal beyond, storage cupboard, wood finish laminate flooring and radiator.

Bedroom Two
Offering a uPVC double glazed window to the front aspect, radiator and wood finish laminate flooring.

Bathroom
Fitted with a white suite comprising: standard bath, panel and shower screen with chrome showerhead mixer tap, pedestal wash hand basin with chrome taps, low level push button WC. Radiator, part tiled walls, uPVC obscure double glazed window to the side aspect, extractor fan, vinyl flooring and storage cupboard housing a wall mounted Baxi gas combi central heating boiler.

Outside
The property enjoys a prime quiet cul-de-sac position which is approached via tarmac allocated off road parking.

Front
With gravelled frontage, timber sleeper flowerbeds/boxes, paved pathway leading to an open porch with coach light before the front door. There is side access to rear garden via a wooden gate and pathway.

Rear
The south facing low maintenance paved rear garden offers a stocked shrub border, timber fence panelling, external water connection and a garden shed.

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band B
No Upward Chain

Services
Mains gas, water, electricity and drainage.
Gas combi central heating.

Viewings
Strictly by appointment via the agent.





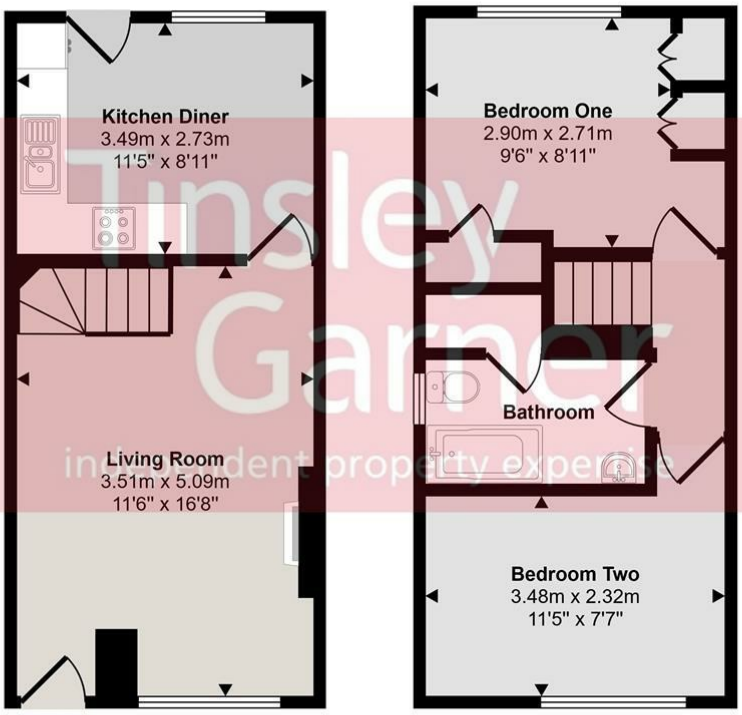

LOVE







Approx Gross Internal Area
56 sq m / 603 sq ft

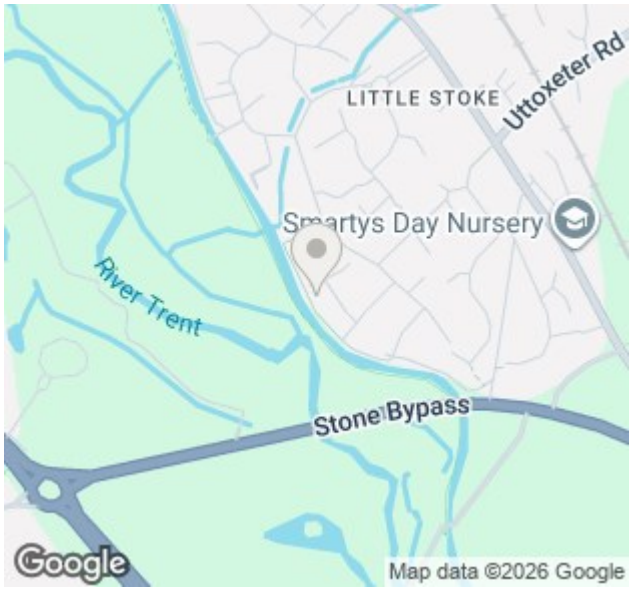


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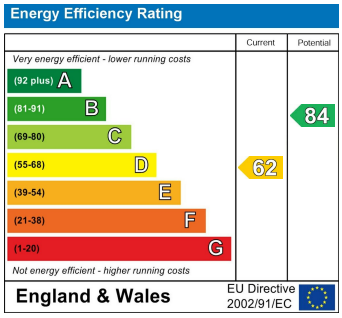
Ground Floor
Approx 28 sq m / 301 sq ft

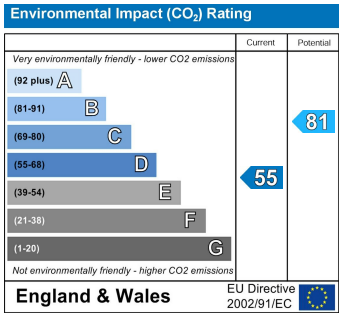
First Floor
Approx 28 sq m / 303 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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