



**£220,000**



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: B

## Stone

Pirehill Lane  
Stone Staffordshire

**This spacious three bedroom semi detached house, has bags of potential, situated in a desirable and convenient location, close to Stone Town Centre and within walking distance to nearby amenities, shops and schooling.**

Internally the accommodation comprises of an entrance hallway, guest W.C, good sized lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Externally the property enjoys ample off road parking, single garage and a private rear garden. This property would suite a variety of buyers looking for a property that's ready to make their own. This property is being offered with No Upward Chain.



**3**



**1**



**2**

- Spacious Three Bed Semi Detached House
- Private Rear Garden With Decked Seating Area
- Good Sized Lounge & Dining Room
- Driveway & Single Garage
- Close To Schooling & Amenities
- Close To Stone Town Centre & Commuter Links

**You can reach us 9am to 9pm, 7 days a week**

**14 Salter Street, Stafford, Staffordshire, ST16 2JU**

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



Double glazed door to:

### **Entrance Hallway**

Having wood effect laminate flooring, under stairs storage cupboard, radiator and doors off to the first floor landing.

### **Guest WC**

Comprising of a low level WC, wash hand basin with vanity unit under, radiator and window to the front elevation.

### **Lounge 12' 5" x 14' 2" (3.79m x 4.32m)**

Spacious and light lounge having a contemporary style fire surround housing a pebble effect electric fire, coving, wood effect laminate floor, radiator, double glazed windows and double glazed French doors leading out to the rear garden and paved seating area.

### **Dining Room 10' 5" x 9' 11" (3.18m x 3.01m)**

Having wood effect laminate flooring, radiator, double glazed window to the front elevation and opening into the:

### **Kitchen 8' 4" x 9' 10" (2.54m x 3.00m)**

Comprising of wall mounted units and worktop incorporating a stainless steel sink drainer with mixer tap, matching base units, space for cooker, extractor



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over, plumbing for washing machine, space for fridge freezer, tile effect laminate floor, splashback tiling, storage cupboard with shelving, double glazed window and door to the rear elevation.

### First Floor Landing

Having a spacious over stairs storage cupboard, access to loft space and double glazed window to the front elevation.

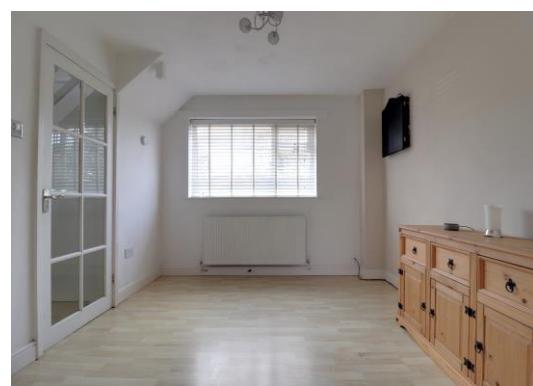


### Bedroom One 12' 8" into recess x 14' 6" (3.87m into recess x 4.41m)

Good sized double bedroom having a radiator, built in storage cupboard and double glazed window to the rear elevation.

### Bedroom Two 11' 11" x 9' 11" (3.64m x 3.02m)

Good sized second bedroom having a radiator, wood effect laminate flooring and double glazed window to the rear elevation.



### Bedroom Three 9' 2" x 7' 6" (2.80m x 2.28m)

Having wood effect laminate flooring, a radiator and double glazed window to the front elevation.

### Bathroom 7' 2" x 5' 5" (2.19m x 1.66m)

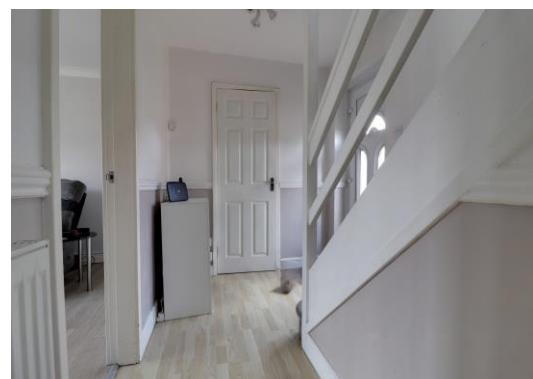
Having a panelled bath with glass shower screen, chrome mixer tap and mains shower over, wash hand basin with mixer tap, vanity unit under, low level WC, ceramic tiled walls, double height chrome towel radiator and a double glazed window to the side elevation.

### Outside - Front

The property is laid mainly to gravel providing ample off road parking, the front tarmac driveway continues to the side leading to the single garage and gate side access leads to the:

### Outside - Rear

Rear garden having decked and paved seating areas, lawned area, border housing shrubs and plants, garden shed, outside light, outside tap, glazed door to a brick built garden store.



### Garage

Single brick built garage with power, lighting and up and over door to the front elevation.

### ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

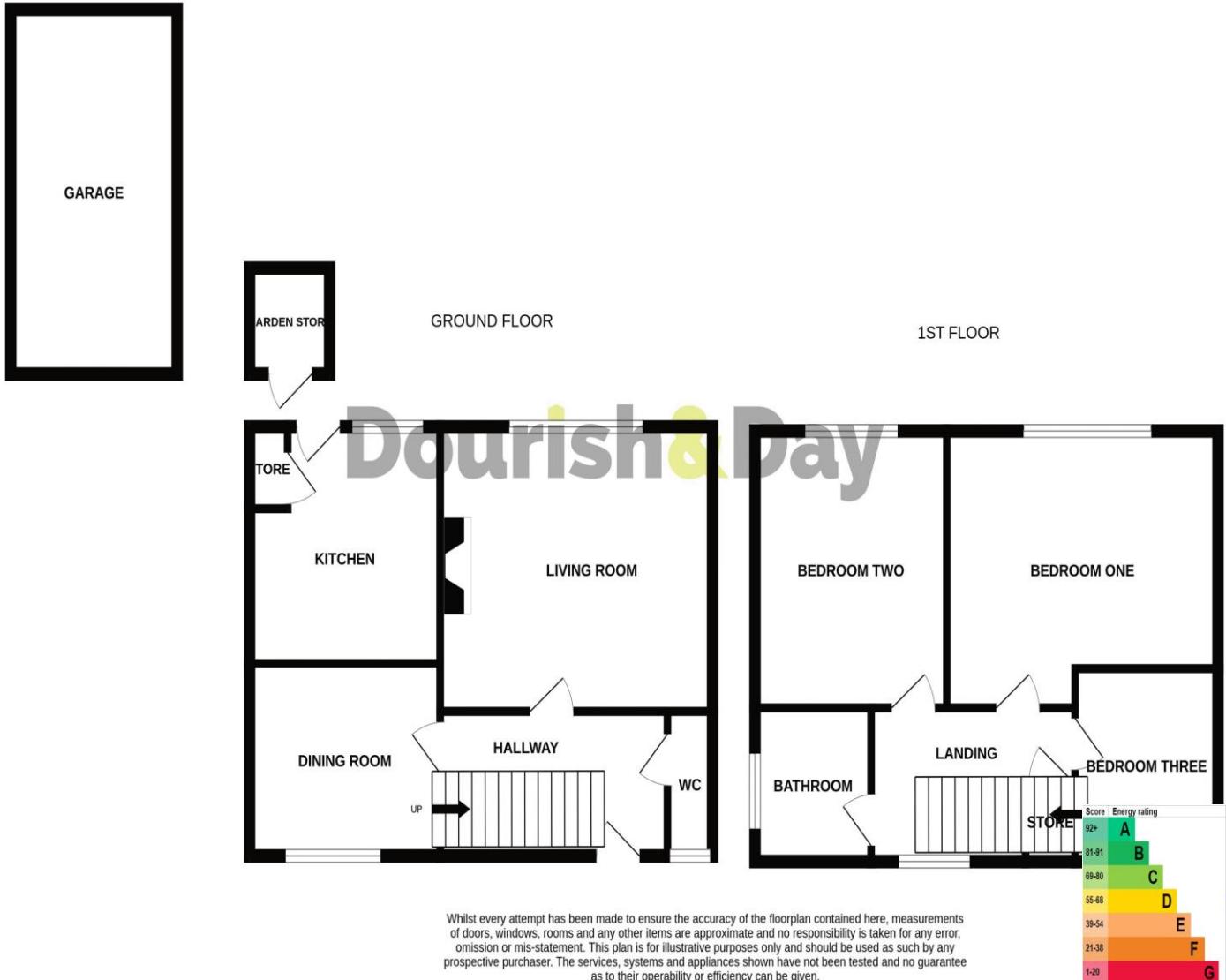


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