

## 35 Burchell Avenue, Stone

£225,000 Freehold



Ideally located within walking distance into Stone Town Centre, close to great schools and having excellent commuter links to A34/A51/M6. • Perfect for First Time Buyers, investors or those looking to downsize. • Open plan kitchen/diner, good sized lounge, plenty of storage and a handy ground floor W/C. • Three fantastic bedrooms including a master with fitted wardrobes and an en-suite shower room as well as a main bathroom. • Lovely rear garden mainly laid to lawn with a patio area and private driveway parking to the front.



On your marks, get set, GO! It's a race to the finish and there's an excellent prize waiting for you when you cross the line! Put your best running trainers on and head straight to Burchell Avenue where you will find this superb three bedroom property. Ideally located within walking distance to Stone Town Centre, with great schools close by and excellent commuter links to the A34/A51. This home will be perfect for first time buyers, investors or even those looking to downsize. The property begins with a welcoming entrance hall, to the front a good sized lounge that is airy and bright. At the rear is an open plan kitchen/diner with a set of French doors leading out onto the patio. There is a modern fitted kitchen with integrated cooker and induction hob. Off the kitchen is a handy under stairs storage cupboard and a must have ground floor W/C. Head upstairs, where you will find three bedrooms including a master with fitted wardrobe space and an en-suite shower room along with a separate main bathroom. Externally, the property offers a lovely rear garden that benefits from being south facing, mainly laid to lawn with a patio space where you can sit out. To the front there is a private driveway with parking for two vehicles side by side. Hurry quickly, don't fall behind because it's a race to Burchell Avenue.



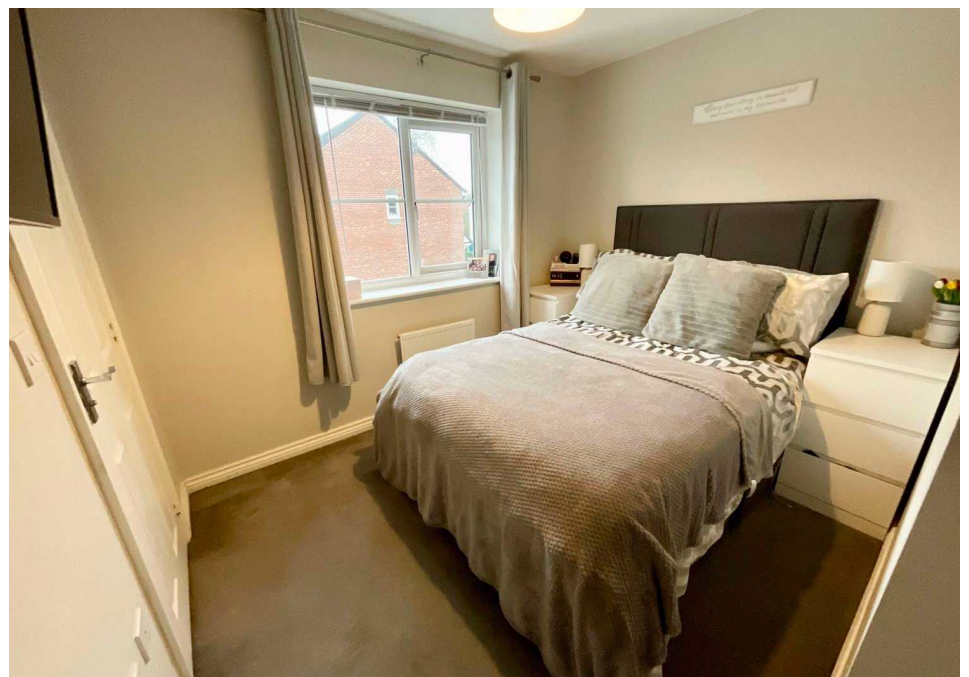
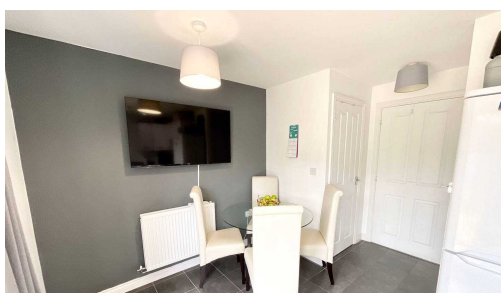
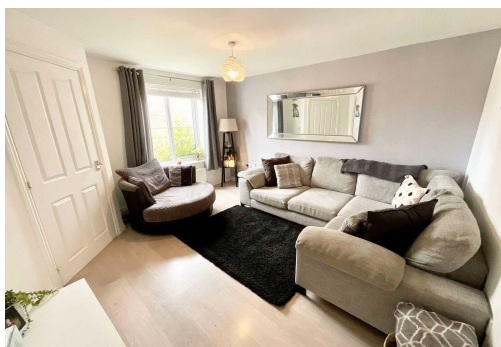
On your marks, get set, GO! It's a race to the finish and there's an excellent prize waiting for you when you cross the line! Put your...

Council Tax band: C

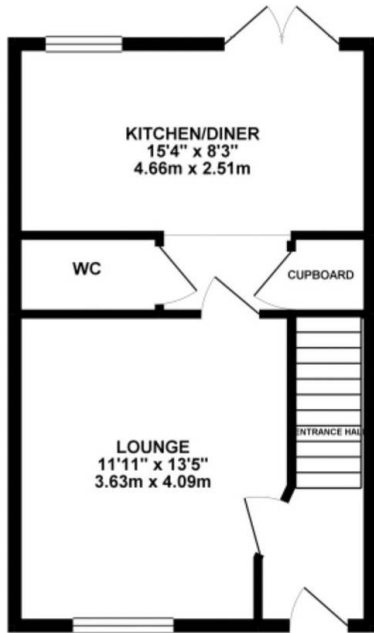
Tenure: Freehold

EPC Energy Efficiency Rating: B

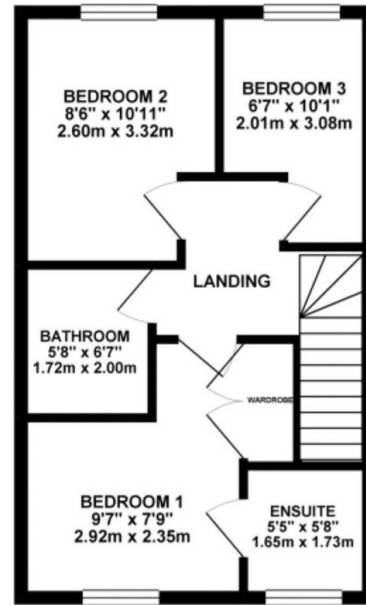
EPC Environmental Impact Rating: B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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