



1 Birch Road, Stone

£155,000 Freehold



A charming three bed end of terrace house in Stone with endless possibilities to transform into your dream home.

- Enjoy a large living room with French doors that seamlessly connect to the garden.
- The dining area can easily adapt to suit your needs, whether as a dining room or utility space.
- Located near the centre of Stone, you'll have excellent schools, shops, and amenities right at your fingertips.
- The expansive garden with a garage to the rear offers plenty of room to create your own outdoor haven.



Just like a birch tree, your excitement will flourish at the sight of this three-bedroom home in Stone! If you're after a little project, 'branch out' and make this house your dream home. Step inside through the welcoming porch and into the entrance hall. To your right, you'll find a spacious living room featuring a large front window, a cosy fireplace, and French doors that lead to the garden. To the left of the hall is the kitchen, fitted with white cabinets and tile flooring along with a great sized under stair storage cupboard. Connecting to the kitchen is a dining area, this is a versatile space and could even be used as a utility room.... the possibilities are endless! A relaxing sun room sits next door to this area with views over the garden. Head upstairs to discover three well-sized bedrooms and a family bathroom. The main bedroom is a large double with built-in storage, while the second bedroom is another generous double. The third bedroom is a spacious single, conveniently located across from the family bathroom, which includes a sink, W.C., and a bath with a shower overhead. Venture back downstairs and out into the garden, a fantastic long plot that features a mix of lawn, patio, and gravel areas, giving you plenty of room to transform it into your dream outdoor haven. At the end of the garden, you'll find a garage with street access for parking convenience. This end terraced home can found near the centre of Stone, resulting in excellent schools, shops and amenities within close reach. If this home seems like a sturdy branch to pick, plant your roots here today and watch your new life bloom, get in contact for a viewing!

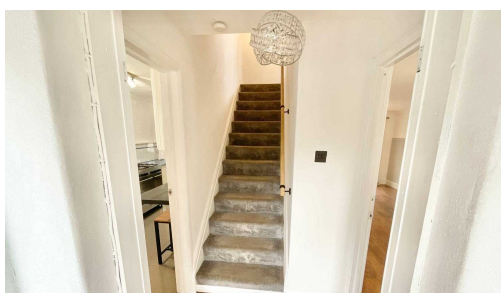


Exciting 3-bed home in Stone!
Spacious living room, kitchen with storage, sun room, large garden with garage. Close to schools and amenities. Make it your dream home! Viewing recommended.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

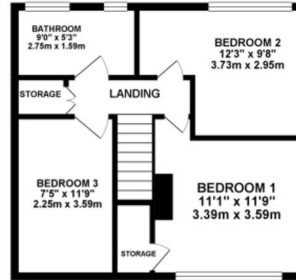
EPC Environmental Impact Rating: D



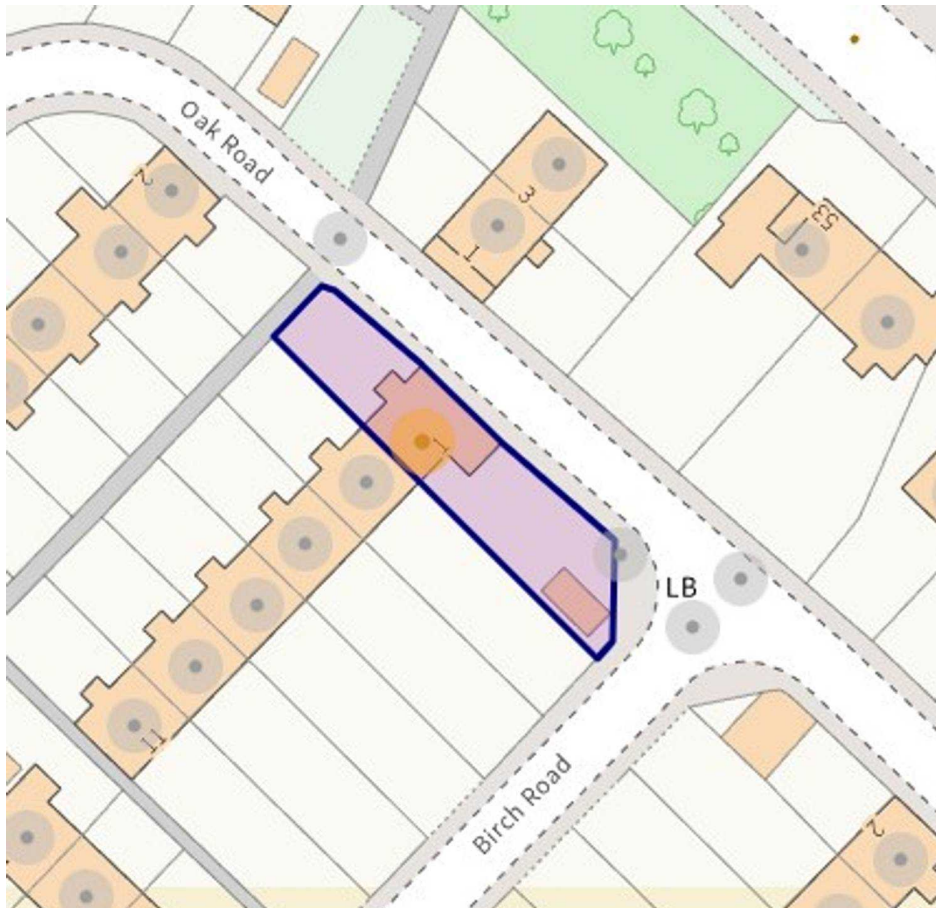
GROUND FLOOR 645.13 sq. ft.
(59.93 sq. m.)



1ST FLOOR 422.73 sq. ft.
(39.27 sq. m.)



TOTAL FLOOR AREA: 1067.86 sq. ft. (99.21 sq. m.) approx.
100% accuracy cannot be guaranteed to ensure the accuracy of the floorplan combined with 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 guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown here are not listed and no guarantee is to their operability or efficiency can be given.
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