

## 3 Melrose Avenue, Stone

£199,950 Freehold



Well-presented home on Melrose Avenue with two generously sized double bedrooms and a fresh family bathroom with a bath/shower, sink, and W/C. • Prime canalside location within walking distance to Stone's busy town centre with an array of schools, shops, supermarkets and much more. Plus nearby commuting links via bus, road, and rail.

- Spacious living room with plenty of space for relaxation and glazed French doors to the rear, plus a practical U-shaped kitchen with room for appliances.
- This home offers a spacious South-West facing rear garden with patio seating space, lush grass lawn and a beautiful view of the rear garden. This home also benefits from off-road parking.
- Perfect for a first time buyer, couple, professional or someone who simply enjoys their own space.



Lights, camera, action! Your Canalside dream home on Melrose Avenue has arrived! Your very own slice of the good life, where the canal-side serenity could win best location in the area! This two-bedroom showstopper is more than just a home; it's a lifestyle upgrade waiting to roll credits on your house hunt. Tucked away with direct access to the Trent and Mersey Canal, it's perfect for morning strolls. Step into a practical U-shaped kitchen, featuring ample cabinetry and space for your star appliances. Glide into the bright and airy living room, where natural light floods the space like a well-placed spotlight. Glazed French doors open out to your South-West facing rear garden with patio seating space, lush lawns, and mature shrubbery. Upstairs, two generous double bedrooms are ideal for guests, a growing family or those who simply love the extra space. The family bathroom offers a bath/shower duo, sink, and W/C. This home sits in a prime location near top-rated schools, shops, eateries and Stone's busy town centre. The off-road parking makes this home as practical as it is beautiful. Plus, commuting is a breeze via the A34, A51 and Stone train station just down the road. So, if you're ready for a move that deserves its own premiere, this home on Melrose Avenue is calling your name. Shh, quiet on set – it's time for your next big move.



Canalside two bedroom dream home. Tucked away by Trent and Mersey Canal. Bright living room with French doors to garden. Off-road parking. Ideal location near schools, shops, & transport links. Ready for your next move! Council Tax band: B

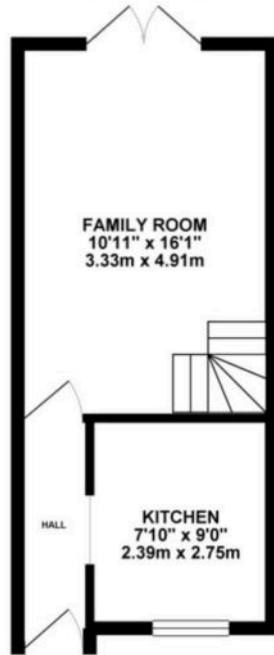
Tenure: Freehold

EPC Energy Efficiency Rating: D

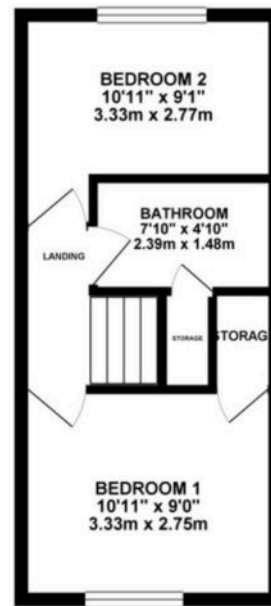
EPC Environmental Impact Rating: E



GROUND FLOOR 277.45 sq. ft.  
( 25.78 sq. m. )



1ST FLOOR 274.82 sq. ft.  
( 25.53 sq. m. )



TOTAL FLOOR AREA: 552.27 sq. ft. ( 51.31 sq. m. ) approx.

Information shown has been made to ensure the accuracy of the floorplan. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. Prospective purchaser should verify all measurements and details with the developer. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plan. Made with AutoCAD 2012.



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