



6 Simeon Way, Stone

£220,000 Freehold



Spacious open-plan living/dining space, along with a practical U-shaped kitchen with potential for reconfiguration, plus this home is being offered for sale with NO CHAIN! • Two spacious double bedrooms, both offering fitted wardrobe space, and a further single bedroom, perfect for a nursery, home office, or a dressing room. • Beautiful rear garden with patio seating space and lush grass lawns. The front offers a well-maintained garden, off-road parking and a single garage. • Perfectly located in Stone within walking distance to shops, schools and the Canal. Plus nearby access to Stone's busy town centre and excellent transport links. • This spacious home is perfect for first-time buyers, a growing family, a DIY enthusiast or simply someone looking to a spot to call home.



Forget the X Factor, this lovely three-bedroom home on Simeon Way has the WOW factor! If Simon Cowell were house hunting, he'd be hitting his golden buzzer (okay, wrong show, but you get the idea). Featuring a spacious open-plan flow, a beautiful rear garden, and plenty of space for the family to relax, this house is ready to impress the judges (that's you!). Enter into a bright and welcoming open-plan living/dining space with plenty of space for relaxing with friends or even hosting family game night. The kitchen is set in a practical U-shape with ample cabinetry space, room for appliances and essentials, plus the potential to be transformed into a lush open-plan kitchen/diner that overlooks the rear garden (STNPP). Downstairs is complete with a convenient under-stairs storage room plus a W/C that's perfect for guests. Upstairs offers two spacious double bedrooms, both with fitted wardrobe space, plus a further single bedroom that is perfect for a nursery, a home office, or even your very own dressing room. The bathroom features a bath/shower duo, sink, and W/C. Step out the glazed sliding doors into the rear garden with patio seating space, ideal for al fresco dining, plus a lush grass lawn and mature shrubbery that is perfect for green thumbs. To the front you will find a well-maintained front garden, off-road parking, and access into a single garage for secure storage or even a home workshop. This home is perfectly located within walking distance of local shops, the Trent and Mersey Canal, a pub, St. Michael's C of E First School, and a play park. Further down the road are more excellent schools and Stone's busy town centre with an array of amenities, including shops, supermarkets, eateries, and more. Commuting from this home has never been easier with the nearby A34, A51, bus routes, and Stone train station. So, if you're looking for a home that you can customise to make your own, this is your golden buzzer moment. As Simon would say, 'It's a yes from me.'



Council Tax band: C

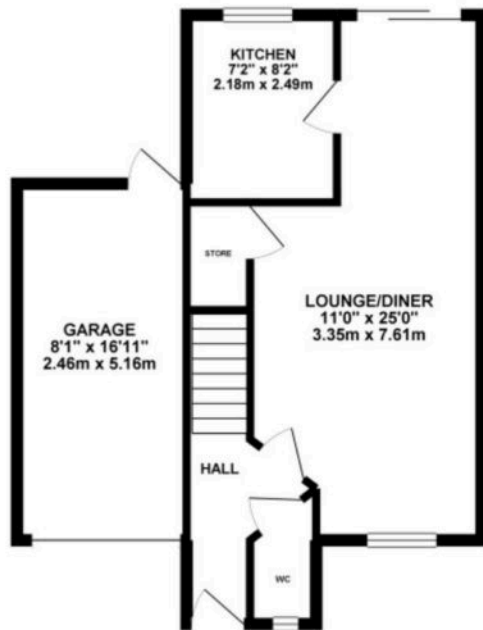
Tenure: Freehold

EPC Energy Efficiency Rating: D

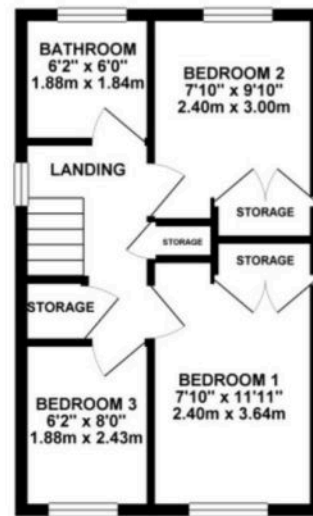
EPC Environmental Impact Rating:



GROUND FLOOR 511.12 sq. ft.
(47.48 sq. m.)



1ST FLOOR 329.87 sq. ft.
(30.65 sq. m.)



TOTAL FLOOR AREA : 840.99 sq. ft. (78.13 sq. m.) approx.

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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