



## 12 Grange Road, Stone

£260,000 Freehold



Beautifully upgraded throughout by the current owners and is being offered for sale with NO CHAIN! • Expansive open-plan kitchen/diner with integrated appliances and a bright dining space, plus a sleek living room boasting a fitted media wall and a lovely bow window. • Two generously sized double bedrooms, plus a further single that's perfect for a nursery, home office, or dressing room. Plus a modern family bathroom with a bath/shower, sink, and W/C. • Spacious driveway with off-road parking, plus a lush rear garden with patio seating space and a lovely grass lawn. • Nearby Stone's vibrant centre with top-rated schools, shops, supermarkets, eateries and gorgeous canal side walks. Commuting is a breeze with the nearby A34, A51 and Stone train station.



Calling all home-hunters and comfort-seekers! X marks the spot on this semi-detached gem, perfectly located within walking distance of Stone's bustling town centre. With schools, shops, eateries, and civilisation just a short trek away, you'll never have to go far for your next quest (or coffee). Step through the front door and begin your expedition in the bright and welcoming living room, the ultimate base camp, complete with a sleek media wall ready to host your Netflix marathons or gaming conquests. From there, journey into the open-plan kitchen/diner, a culinary command centre fitted with a built-in oven, microwave, integrated dishwasher, and more cabinetry than a wizard's apothecary. Whether you're feasting with family or hosting a banquet for fellow adventurers, this space is designed for legendary gatherings. Upstairs, you'll uncover two generous double bedrooms, ideal for recharging after a long day's adventure. A third, versatile single bedroom awaits your imagination – nursery, home office, or dressing room? You decide. The sleek family bathroom is your own spa-like sanctuary, featuring a bath/shower combo, modern sink, and W/C. But the quest doesn't end there. Venture outside to the South-West facing rear garden, a lush and leafy haven complete with patio seating – perfect for toasting marshmallows (or wine) at sunset. With mature shrubbery framing your private retreat, it's an ideal spot to plot your next journey. And don't forget the front – a generously sized driveway with off-road parking and a single garage, ready to stow your noble steed (or your car). For those who roam far and wide, excellent transport links via the A34, A51, and nearby Stone train station make this home as well-connected as a secret underground network. So, brave home-hunter... your quest ends here. This isn't just a house – it's your next great adventure.



Calling all home-hunters and comfort-seekers! X marks the spot on this semi-detached gem, perfectly located on Grange Road, nearby Stone's bustling town centre.

Council Tax band: B

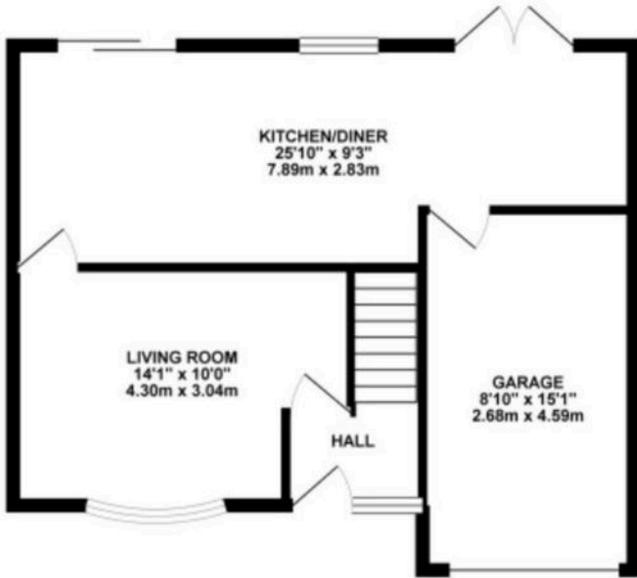
Tenure: Freehold

EPC Energy Efficiency Rating: D

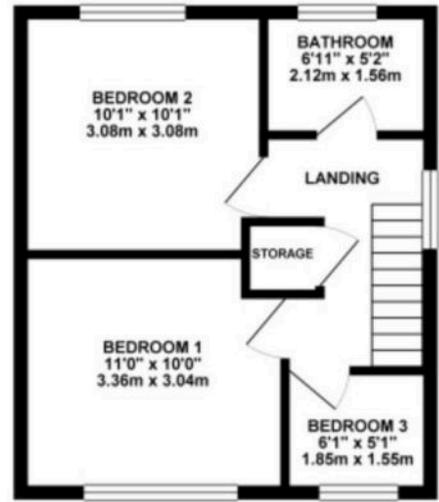
EPC Environmental Impact Rating: E



GROUND FLOOR 523.60 sq. ft.  
(48.64 sq. m.)

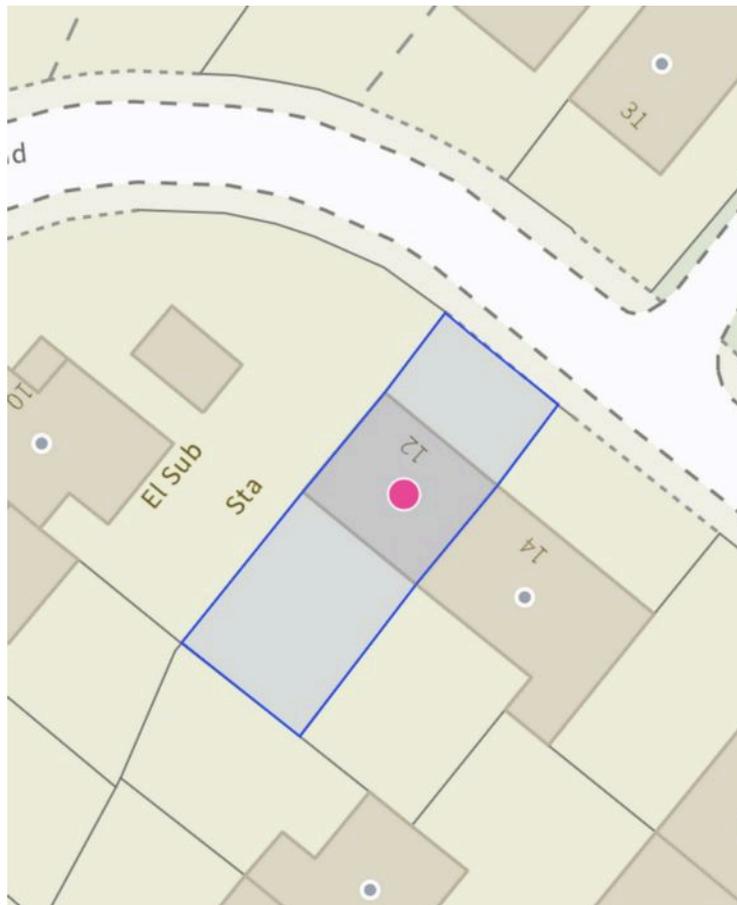


1ST FLOOR 342.87 sq. ft.  
(31.85 sq. m.)



TOTAL FLOOR AREA : 866.47 sq. ft. ( 80.50 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 areas 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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