



67 Station Road, Stone

£325,000 Freehold



Three-bedroom family home which has a warm and inviting feel from the very first step inside. • The south-west-facing garden is sunny and inviting, perfect for relaxing or entertaining. • There is already approved planning for a single-storey extension, giving exciting potential to grow. • Ample driveway parking and a detached garage provide plenty of space for cars and storage. • Its location is ideal for walking into Stone, enjoying canal-side strolls, or catching the train for easy commuting.



Station yourself in style...your next stop could be home! All aboard for this charming three-bedroom home on Station Road, a bright and welcoming property that's tucked back from the road, offering peace, privacy, and a lovely homely feel. With an abundance of windows flooding the rooms with natural light, it's the perfect destination for your property search. Step inside and you're greeted by an inviting entrance hall, leading through to a spacious kitchen/diner at the rear. This sociable hub opens into a conservatory with skylights, creating a wonderfully airy connection to the private rear garden. Carry on through to the dual-aspect living room, a cosy retreat with an electric wood log-burner effect fire, perfect for curling up on those quieter evenings. Downstairs is completed by a guest cloakroom and a handy storage cupboard. Upstairs, the master bedroom enjoys its own ensuite shower room, joined by a generous double to the rear and a smaller single to the front. The main family bathroom features a shower over the bath for complete convenience. Outside, the home is set well back from the road, with ample driveway parking leading to a single detached garage, ideal for storage. The south-west-facing rear garden is sunny and bright, with a mix of patio, lawn, and mature shrubbery. And here's a bonus: a single-storey extension has already been approved by the council, so the exciting potential to expand is ready and waiting. Location-wise, this property couldn't be better placed...an easy stroll into Stone, moments from the train station for stress-free commuting, and close to excellent schools and picturesque canal-side walks.

So, why not make Station Road your final stop? Call now to arrange your viewing...this one's ready to depart the market!



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Council Tax band: C

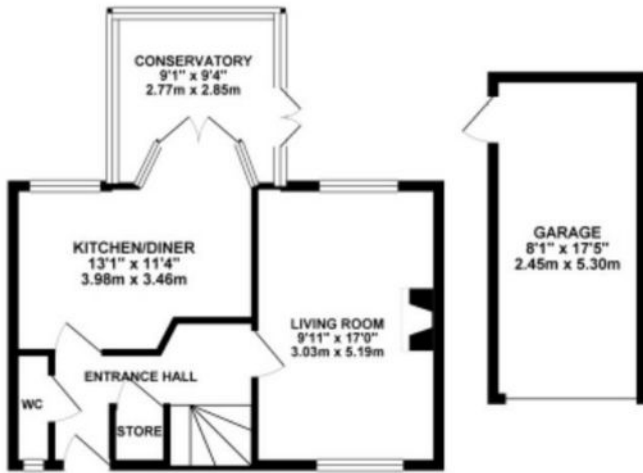
Tenure: Freehold

EPC Energy Efficiency Rating: C

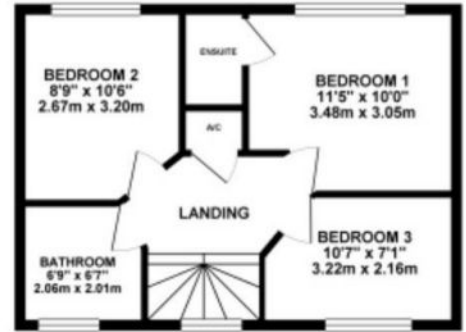
EPC Environmental Impact Rating: C



GROUND FLOOR 572.03 sq. ft.
(53.14 sq. m.)



1ST FLOOR 403.45 sq. ft.
(37.48 sq. m.)



TOTAL FLOOR AREA : 975.48 sq. ft. (90.63 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 60025



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