



## 25 Chestnut Grove, Stone

£169,950 Freehold



Within walking distance of Stone's busy centre with nearby schools, shops, supermarkets, eateries, and the nearby train station offering easy commuting links. • Offered with no chain, this home is perfect for first time buyers, or anyone who simply enjoys their own space. • Two spacious double bedrooms, one with fitted wardrobes, perfect for guests, a home office, or dressing room. • Bright lounge/diner with glazed sliding doors to the rear garden. Practical U-shaped kitchen with ample room for essentials and appliances. • Low-maintenance South-West facing rear garden with seating space. Lovely front garden and a driveway with off-road parking.





Crack Open Your New Home on Chestnut Grove! Tucked away on the delightfully named Chestnut Grove, this charming two-bedroom terraced home is just waiting for someone to go nuts over it. Whether you're roasting chestnuts on an open fire (or just cranking up the central heating), this place is warm, welcoming, and perfectly formed. Step inside to a well-equipped kitchen with plenty of space for your appliances — and your culinary ambitions. Continue through to a spacious lounge/diner, complete with glazed sliding doors that open out onto your own private chestnut haven: a low-maintenance, South-West facing garden that soaks up the sun while keeping the weeding to a minimum. Upstairs, two generously sized double bedrooms provide options for guests, a dressing room, or even a home office — one comes complete with fitted wardrobes. The bathroom includes a bath, W/C and sink — ideal for those end-of-day soak sessions. Outside, you'll find a well-presented front garden and a driveway offering off-road parking. With Stone town centre just a short stroll away, you'll have shops, schools, eateries, and the train station right at your fingertips. Plus, the scenic canal is just down the road — perfect for relaxed Sunday strolls. Offered with no onward chain, this lovely home is ideal for first-time buyers looking to crack into the market or anyone who simply enjoys their own space. Go on — your new home is waiting to be cracked open.



Crack Open Your New Home on Chestnut Grove! Tucked away on the delightfully named Chestnut Grove, this charming two-bedroom terraced home is just waiting for someone to go nuts over it.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

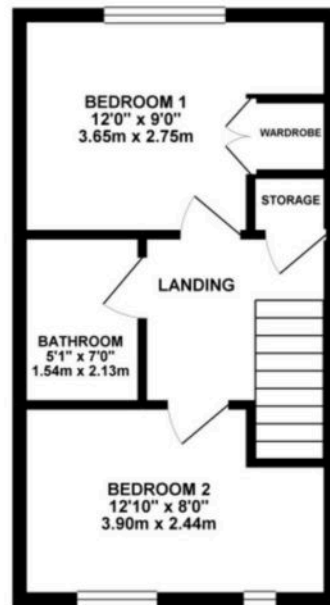




GROUND FLOOR 287.37 sq. ft.  
( 26.70 sq. m. )



1ST FLOOR 307.39 sq. ft.  
( 28.56 sq. m. )



TOTAL FLOOR AREA : 594.77 sq. ft. ( 55.26 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 misstatement. 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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