



28 Willow Road, Stone

£170,000



Three-bedroom terraced home on Willow Road, Stone, with endless potential, canal views, well-balanced accommodation & scope for modernisation. • Spacious living room with large canal-facing window, glazed sliding rear door, plus kitchen with space for appliances, dining area and a handy porch. • Three versatile bedrooms upstairs, sleek bathroom with electric walk-in shower, vanity wash hand basin & WC. • Low-maintenance rear garden with paving, garage & space for parking. South-west facing front garden with canal views. • Ideally placed in Stone, within walking distance of local shops, schools and handy transport links.



Supercalifragilisticexpialidocious might be a mouthful, but so too are the possibilities here. Much like Mary Poppins' famously bottomless carpet bag, this three-bedroom terraced home on Willow Road in Stone reveals more than you might first expect. Overlooking the tranquil canal and offering well-balanced accommodation with exciting scope for modernisation, it's a practically perfect opportunity for first-time buyers, investors or downsizers alike.

Step through the front door and the story begins to unfold. The generously sized living room is filled with natural light from a large window framing those peaceful canal views to the rear, a glazed sliding door opens onto the garden, effortlessly inviting the outdoors in. A true spoonful of potential for those ready to make it their own.

And just when you think you've explored the living space, the next delight appears. The kitchen is framed with warm wood-grain cabinetry and contrasting worktops, providing plenty of space for your appliances and a solid foundation ready for modern updates. Openly adjoining is the dining area, perfect for a cup of tea... or maybe a spoonful of sugar to help the medicine go down. Just beyond, a handy porch connects the indoors to the garden, letting the outdoors drift effortlessly inside.

Heading upstairs, the magic continues. You'll find three generously sized bedrooms, versatile enough for whatever you wish, from cosy retreats to creative spaces, just as Mary Poppins might suggest making the most of every corner. Completing the floor is a sleek bathroom, featuring an electric walk-in shower, vanity wash hand basin, and WC, offering both practicality and style for everyday living.

Heading outside to the rear, you'll discover a generous, low-maintenance garden laid with paving, plenty of space to relax, entertain, or even fit a car or two. A handy garage provides all the storage you could wish for, or a safe space for a vehicle, making life a little more practically perfect. To the front, the property features a paved lawn, perfectly south-west facing and catching the afternoon sun, while offering uninterrupted views over the gorgeous canal.

Location

Stone is a charming market and canal town situated on the **River Trent**, between the larger towns of **Stafford** and **Stoke-on-Trent**, close to the **A34, M6, and mainline train stations**, giving easy access to Stafford, Stoke, and beyond.

The town boasts a vibrant **high street** filled with independent shops, cafés, and restaurants, alongside regular **farmers' and craft markets**. Stone is also celebrated for its thriving **food and drink scene**, most notably the annual **Stone Food & Drink Festival**, which showcases local produce and artisan talent.



Supercalifragilisticexpialidocious!
This 3-bed terrace on Willow Road, Stone overlooks the canal, with living room, kitchen/diner, porch, sleek shower room, garage & rear and South-West facing front garden. Ideal for first time buyers, investors or downsizers. Close to schools, shops, transport links & amenities

Council Tax band: A

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

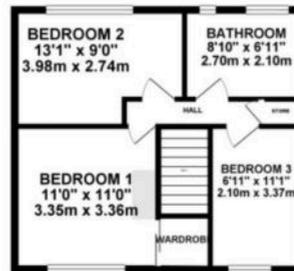




GROUND FLOOR 636.74 sq. ft.
(59.15 sq. m.)



1ST FLOOR 439.38 sq. ft.
(40.82 sq. m.)



TOTAL FLOOR AREA: 1076.12 sq. ft. (99.98 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the Reader Combined Area measurements, all plans, sections, elevations and other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The purchaser, applicant and contractor shall have full control and be responsible for their own responsibility or efficiency can be given.
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