



39 Airdale Road, Stone

£500,000 Freehold



Approved planning permission for a two-storey rear extension which will provide a new kitchen/diner, new utility, new study, four bedrooms upstairs with an ensuite and family bathroom. • This home currently offers three spacious bedrooms including two doubles and a further single, plus a bathroom and separate W/C. • Living room with bright bay window and multi-fuel burner, practical kitchen, versatile family room and drawing room/study with sliding doors to the garden. • Sizeable 0.11-acre plot on one of Stone's most desirable addresses on Airdale Road, offering an easy walk into Stone's centre and top-rated schools including Alleyne's High School. • This stunning property offers a beautiful rear garden with patio seating space and a path that guides you to lush grass lawns and mature borders. Driveway with off-road parking and single garage.



This is a home with a growth mindset, with the ability to conform to your needs and also with approved plans to extend into something truly special. This sizeable plot offers the exciting potential to bloom into a spacious four-bedroom detached home with spacious interiors and versatile living spaces within a two-storey rear extension, all situated within one of the most sought-after addresses in Stone. Welcome to Airdale Road.

This property currently offers a spacious ground floor layout, including a warm and welcoming living room with a bright bay window and multi-fuel burner, a spacious entrance hall with beautiful Minton tiling, and a practical kitchen with a range of cabinetry and room for appliances with views of the garden. You also have a versatile family room with glazed French doors leading into a drawing room/study. You currently have plenty of room for both friends and family to sit and relax.

However, the opportunities for this home are endless and are ready for you to step straight in to make it your own. With already approved plans for a two-storey rear extension, this home offers potential for someone to make it their forever family home on the sought-after Airdale Road. The plans include extension and reconfiguration of the downstairs space to include a living room, a new kitchen/dining room, a new utility room, a new study, and a new garage with a large attic storage.

Upstairs is currently home to three spacious bedrooms, including two doubles and a further single; you have a bathroom with a bath/shower duo, plus a separate W/C. The extension offers a plan to extend the landing to provide access into four spacious double bedrooms, plus an en suite off the master and a family bathroom.

With its expansive and sizeable plot, the rear garden is a stunning haven to enjoy with a wraparound patio seating area that leads into a path that continues down the garden to surrounding lush grass lawns, mature borders, and no overlooking properties to the rear. To the front, a well-maintained front garden awaits, along with a long tandem driveway with off-road parking that leads into a single garage.

This home truly offers a fantastic opportunity for someone to step straight in with already approved planning permission to transform this already amazing property into something truly special that you can enjoy for years to come. Whether you decide to extend or not, this is a lovely family home on one of Stone's most attractive roads that is ready for you today.

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.



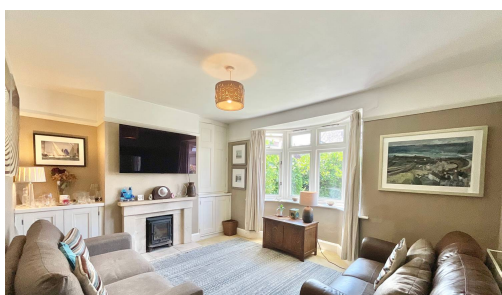
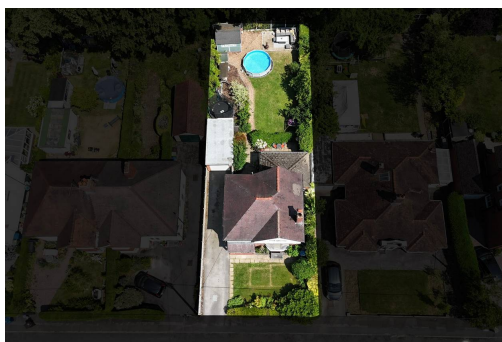
Three bedroom detached home on Airdale Road, Stone, with planning approved for 2-storey extension to 4 beds. Large garden, garage, driveway. Sought-after location near schools and town amenities.

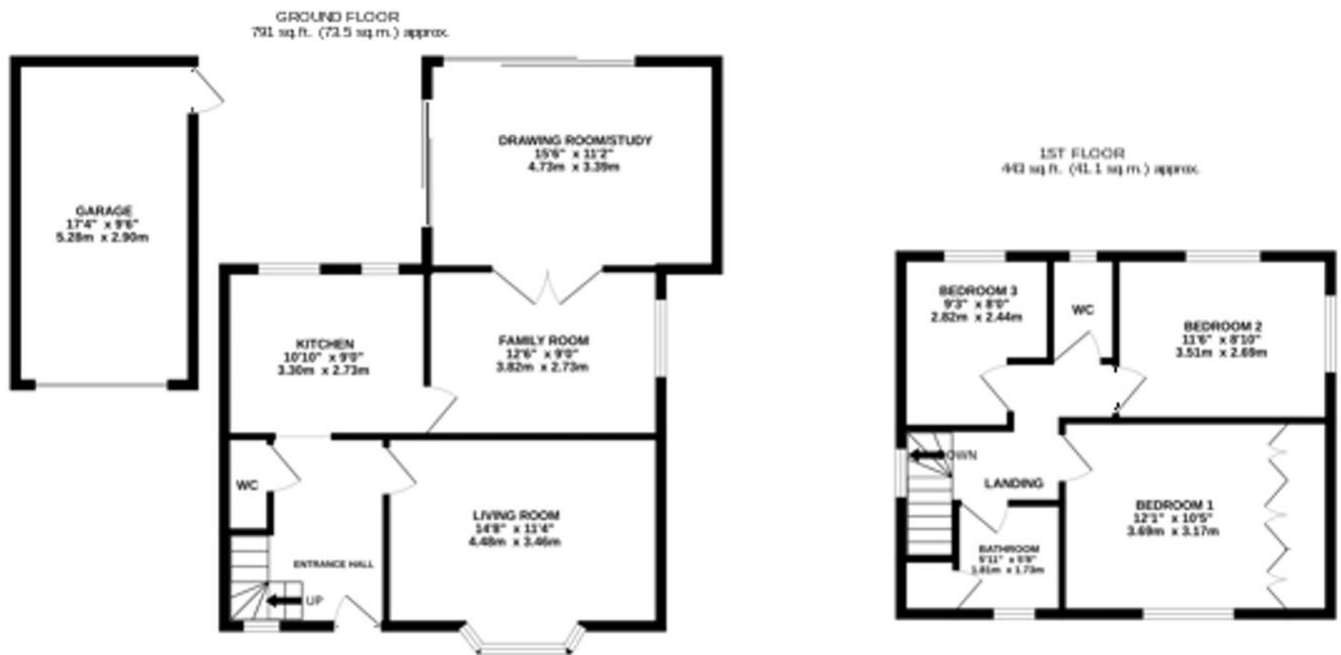
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

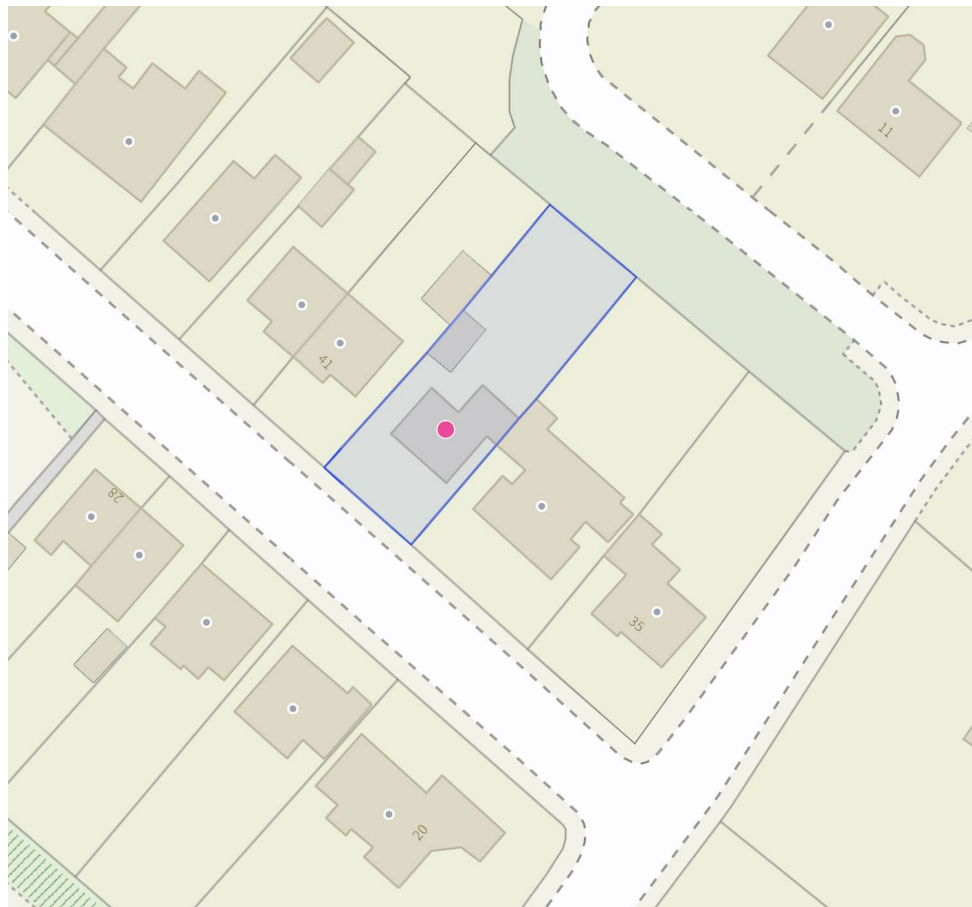




TOTAL FLOOR AREA: 1234 sq. ft. (114.6 sq. m.) approx.

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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