

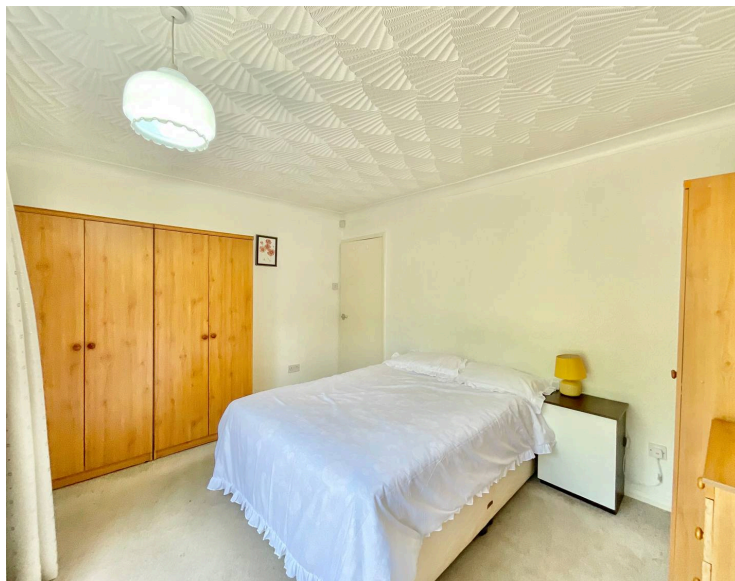


## 3 Friars Avenue, Stone

£230,000 Freehold



Within walking distance of local shops, eateries, schools, and travel links via bus, road, and rail. Stone is an easy stroll away offering a further range of amenities, supermarkets, and much more! • This detached bungalow is being offered for sale with no upward chain and is ready for you to step in and make it your very own. • Sunny rear garden with patio seating space, grass lawn, mature shrubs and large conifer borders. Grass lawn to the front with a tandem driveway with off-road parking and single garage. • Two spacious bedrooms including a main bedroom with direct garden access and second bedroom that's ideal for guests, a study, or hobby room. Shower room with shower and sink, plus a separate W/C. • Bright and welcoming L-shaped living/dining room with stunning dual-aspect picture windows. Kitchen with base and overhead cabinetry, storage room for appliances



Tired of negotiating garden sun rights like it's a high-stakes summit? This two-bedroom detached bungalow lets everyone bask in the glory—no arguments required—while offering a well-presented home just a stroll from Stone's vibrant centre and a range of local shops, eateries, and travel links via bus and road. Even better, it comes with no upward chain, so you can move in before the next sunny spell sparks another debate.

A bright and airy entrance hall guides you into this home. A glazed door and side panels lead you into an expansive L-shaped living/dining room with stunning dual-aspect picture windows, a feature fire surround and plenty of room for unwinding. The kitchen currently boasts storage spaces with base and overhead cabinetry, room for appliances, and a gorgeous view of the rear garden. Two bright bedrooms await, including the main bedroom with a door providing access to the garden; the second bedroom is perfect for guests, a study, a dressing room, or even a creative hobby room. The shower room provides a spacious shower with an accessible handrail, a sink, and a storage cupboard. The W/C is just off the entrance hall.

Outside is a true delight to enjoy with a generous paved patio seating space that leads onto a grass lawn, mature shrubberies and a large conifer border to the rear. To the front, an additional well-maintained grass lawn awaits, plus a tandem tarmac driveway offers off-road parking and access into a single garage.

### 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.

For leisure and outdoor pursuits, the nearby **Trent and Mersey Canal** provides scenic towpaths for walking and cycling, while **Westbridge Park** and surrounding countryside offer plenty of green space.

Stone has a **3-tier schooling system** with popular first, middle and high schools all within the town as well as highly regarded independent schools.

With a blend of historic charm, strong community spirit, and convenient access to both rural and urban amenities, Stone offers an attractive place to live, work, and visit in the heart of Staffordshire.



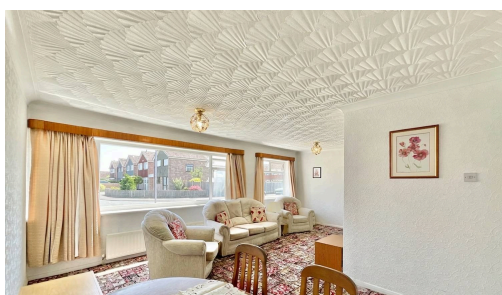
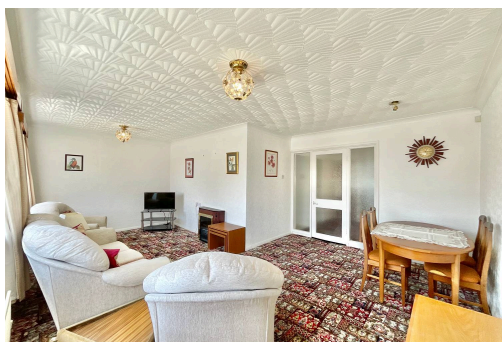
Two-bedroom detached bungalow within walking distance Stone centre. Spacious living, gardens, garage, off-road parking, no upward chain. Close to shops, eateries, travel links, and green spaces.

Council Tax band: C

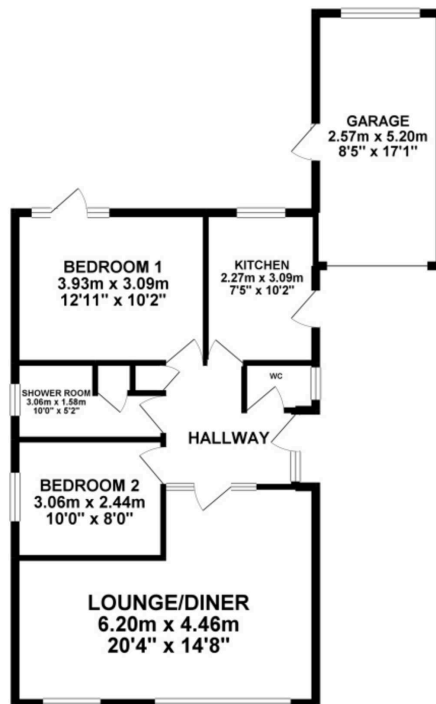
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

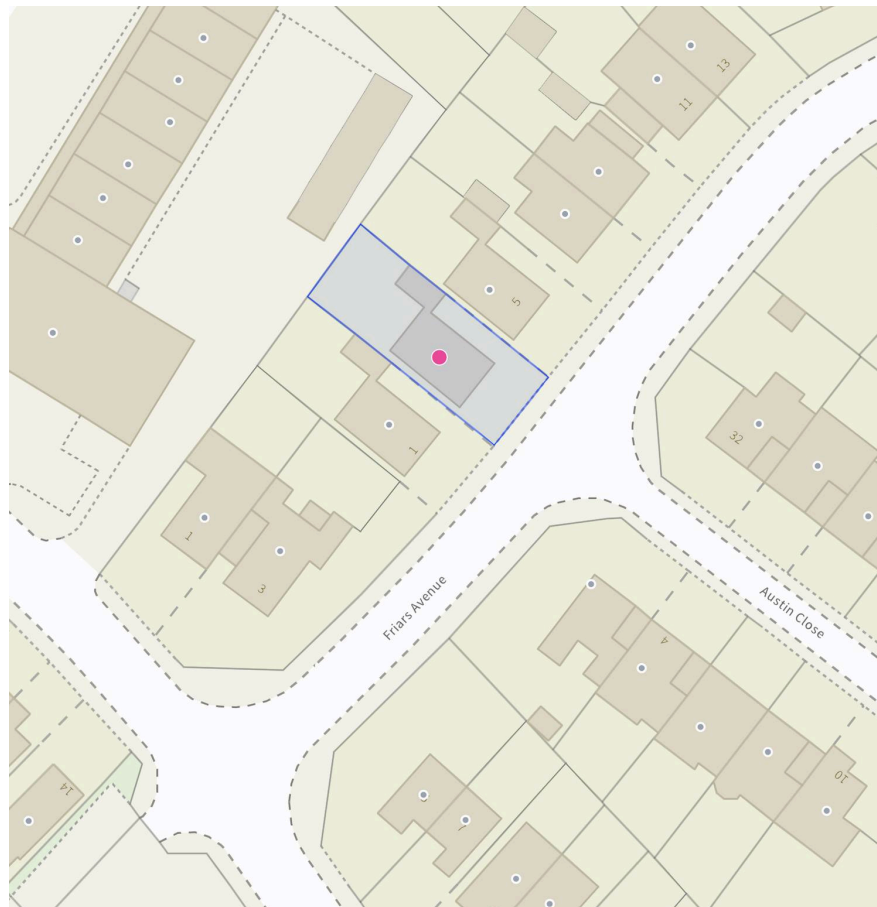


GROUND FLOOR 75.43 sq. m.  
( 811.91 sq. ft. )



TOTAL FLOOR AREA: 75.43 sq. m. ( 811.91 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Australian purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and no guarantee is given for their availability or efficiency can be given.  
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