



42 Mercer Avenue, Stone

£350,000 Freehold



A Kind of Magic on Mercer Avenue! 3-bed detached on Aston Lodge in Stone, ideal for families/upsizers wanting to Break Free and put their own stamp on a home. • I Want It All downstairs! Porch, open-plan lounge/diner with cosy fire & sliding door, kitchen, WC plus internal garage access. • Don't Stop Me Now! 3 versatile bedrooms, master with built-in wardrobes & en-suite walk-in shower, plus family bathroom with bath/shower combo. • The Show Must Go On outside! South-facing lawn & patio garden, tarmac drive, garage with electric door/appliance space, plus lovely field views to the front. • Stone will Rock You! Aston Lodge offers green space, easy access to Stone's shops, cafés, schools and amenities, plus bus links into town.



Is this the real life? Is this just fantasy? Welcome to Mercer Avenue...

There's certainly **A Kind of Magic** waiting at this **three-bedroom detached home on the ever-popular Aston Lodge Estate in Stone**. Perfect for **families and upsizers** looking for a home they can make their own, it may be ready for a little cosmetic refresh, but with generous living space, a garage, south-facing garden and lovely field views to the front, **The Show Must Go On...** and this could be your chance to take centre stage!

Step through the **welcoming porch** and you'll soon be ready to **Break Free** into the spacious **open-plan lounge/diner**. There's plenty of room to create separate spaces for relaxing and dining, with a **cosy fire** setting the scene for evenings at home and a **glazed sliding door** overlooking the rear garden. Next up is the kitchen, fitted with **grey cabinetry and plenty of worktop space**, alongside an **integrated four-burner gas hob, oven and cooker hood**, a **stainless-steel sink and drainer** and further space for appliances. Completing the ground floor is a handy **W.C.** and internal access into the **garage**, which offers further appliance space and an **electric garage door**, plenty here to make you say **I Want It All!**

Don't Stop Me Now, because upstairs there's plenty more to discover! Three **versatile bedrooms** offer space for growing families, guests or even that all-important home office. The master bedroom really is **A Kind of Magic**, benefiting from **built-in wardrobes** and its own **en-suite shower room**, complete with a walk-in shower, wash hand basin and W.C. The remaining bedrooms are served by the **family bathroom**, featuring a panelled bath with shower over, W.C. and pedestal wash hand basin.

Outside, you could soon be singing **I Want to Break Free** and heading straight into the **south-facing rear garden**, laid with a combination of **patio and lawn** ideal for summer dining, family time or simply soaking up the sunshine. To the front is a **tarmac driveway** providing off-road parking for multiple cars and access to the garage, but the real **Somebody to Love** moment has to be the **lovely open views towards the surrounding fields**, giving this spot on Aston Lodge an extra-special outlook.

So, if you're looking for a home with the space, setting and potential to become your very own **Bohemian Rhapsody**, Mercer Avenue could have you feeling like a **Champion!**

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

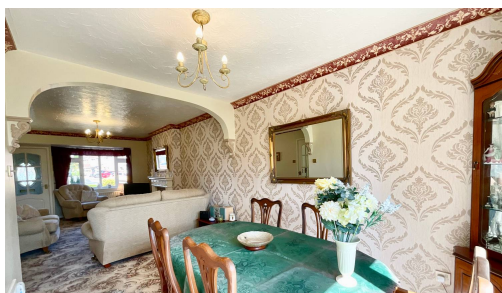


A Kind of Magic awaits on Aston Lodge! 3-bed detached with lounge/diner, kitchen, en-suite, bathroom, WC, garage, drive, south-facing garden & field views. Perfect for families/upsizers! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

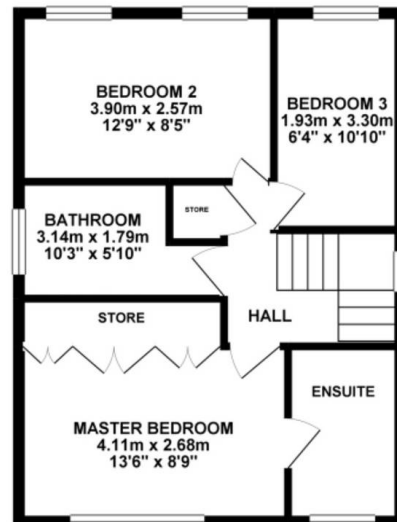
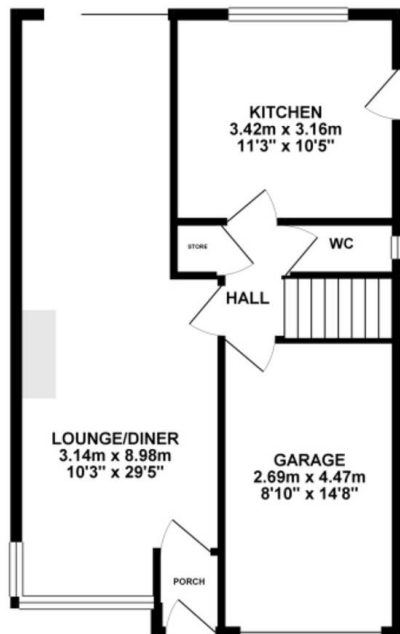
EPC Environmental Impact Rating:





GROUND FLOOR 54.01 sq. m.
(581.35 sq. ft.)

1ST FLOOR 45.26 sq. m.
(487.22 sq. ft.)



TOTAL FLOOR AREA: 99.27 sq. m. (1068.58 sq. ft.) 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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