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63 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HA

We are delighted to offer For Sale this extended mid terraced house which is situated upon this popular and established residential estate and having been much improved by the current owners. The location offers easy access to the local amenities including primary school, bus links and road networks in addition to the amenities located close by in Areley Kings of a Village Store, pharmacy and recreational park. The internal accommodation is clean and tidy in its presentation and briefly comprises a living room, kitchen diner, conservatory, cloakroom and utility to the ground floor, three bedrooms and bathroom to the first floor and a loft bedroom to the second floor. The property benefits further from a gas central heating system, double glazing, rear garden and off road parking. Early inspection is essential to avoid missing out!. EPC Band tbc.

Offers Around £174,950

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Entrance Door

Opens into the reception hall.

Reception hall

13'9" x 5'6" (4.2m x 1.7m)



Having a staircase to the first floor landing with open spindle balustrade, radiator, doors to the lounge and dining kitchen.

Lounge

13'9" x 11'1" (4.2m x 3.4m)



Having a double glazed window to the front, laminate wood effect flooring and radiator.

Lounge



Dining Kitchen

17'4" x 7'2" (5.3m x 2.2m)



Re-fitted with a range of base cabinets with gloss fronted doors with butchers block effect work surface over, larder unit, one and a half bowl sink unit with mixer tap, built in stainless steel oven and gas hob with hood over, space for domestic appliance, radiator, two double glazed windows to the rear and door to the rear lobby area.

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Dining Kitchen



Conservatory Extension



Lobby Area

Laminate wood effect flooring, doors to the cloakroom, utility, side entry and access to the conservatory extension.

Conservatory Extension

14'5" x 11'5" (4.4m x 3.5m)



Laminate wood effect flooring, double glazed windows to the rear, double glazed French Doors and polycarbonate roofing.

Utility

7'2" x 7'2" (2.2m x 2.2m)

Double glazed window to the rear, base cabinets with complimentary worksurface over, plumbing for washing machine.

Cloakroom

Fitted with a toilet cistern

First Floor Landing

Having doors to bedrooms one, two, three, bathroom and staircase to the 2nd floor bedroom.

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Bedroom One

12'5" x 10'2" (3.8m x 3.1m)



Double glazed window, laminate wood effect flooring and radiator.

Bedroom Two

10'2" x 10'2" (3.1m x 3.1m)



Double glazed window, laminate wood effect flooring and radiator.

Bedroom Three

9'6" x 7'2" (2.9m x 2.2m)



Having a double glazed window and radiator.

Bathroom

7'10" x 5'6" (2.4m x 1.7m)



Fitted with a white suite comprising a panel bath with shower over, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, radiator and double glazed window.

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Loft Bedroom

14'9" x 10'5" (4.5m x 3.2m)

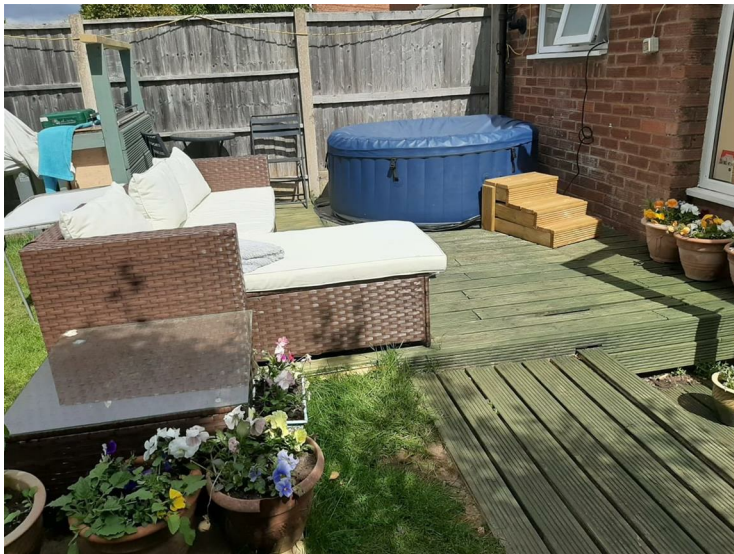


Having a double glazed Velux window to the rear and stripped wooden flooring.

Outside

Having a gravel foregarden for off road vehicular parking.

Rear Garden



having a wooden decking patio area which leads to a level enclosed lawn area with summer house.

Rear Garden



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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RP-13/05/2020-V1

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