



# Mulberry Cottage, 8 Oulton Road

Stone, ST15 8DZ

£199,950

**Tinsley  
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independent property expertise



Simply gorgeous...A delightful double fronted period end terraced Cottage full of character & located within easy strolling distance of Stone town centre. Beautifully presented throughout with accommodation comprising: small entrance hall, living room, dining room, kitchen, two bedrooms & bathroom. Benefitting from two reception room inset stoves, Upvc double glazing throughout, combi gas central heating system, large rear garden with private access providing off road parking.

Seeing is believing - One not to be missed!

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## Entrance

Upvc part double glazed front door with window light over opens to the hallway with quarry tile floor. Access to the living room, dining room & first floor stairs.

## Living Room 5.81m x 3.33m max (19'1" x 10'11" max)

A lovely light & airy reception room offering feature inset gas fired stove with oak mantle & quarry tile hearth, Upvc double glazed window to the front aspect, wall light, radiator, TV connection, carpet & Upvc double glazed French doors to the rear patio.

## Dining Room 3.66m x 3.34m max (12'0" x 10'11" max)

With inset wood burning stove, timber mantle & quarry tile hearth, Upvc double glazed window to the front aspect, central heating thermostat & quarry tile floor. Archway to kitchen.

## Kitchen 5.37m x 1.72m max (17'7" x 5'8" max)

A farmhouse style kitchen fitted with waxed pine floor & wall units, block oak effect work surfaces, inset stainless steel 1½ bowl sink & drainer with chrome mixer tap, tiled splash-backs, Upvc double glazed window & door to the rear garden, recessed ceiling lighting, quarry tile floor & under stairs larder cupboard. Offering gas range cooker with tiled splash-back, plumbing for dishwasher & washing machine. Wall mounted Heatline gas combi central heating boiler.

## First Floor

### Stairs & Landing

With carpet throughout & latch doors to both bedrooms & bathroom.

### Bedroom One 3.66m x 3.67m max (12'0" x 12'0" max)

Offering ornate cast iron fire surround, ceiling coving, Upvc double glazed window to the front elevation & carpet.

### Bedroom Two 3.66m x 3.35m max (12'0" x 11'0" max)

With Upvc double glazed window to the front aspect, ceiling coving, storage cupboard, TV connection & carpet.

### Bathroom 3.17m x 1.71m max (10'5" x 5'7" max)

Fitted with a white suite comprising: standard bath & panel with Victorian style chrome mixer tap, pedestal wash hand basin with chrome taps, WC & 1200mm walk-in shower enclosure with mains fed thermostatic shower system. Upvc obscure double glazed window to the rear elevation, half panelled & part tiled walls, radiator, recessed ceiling lighting & vinyl floorings.

## Outside

### Front

The Cottage is approached via a wrought iron gate & pathway to the front door with coach light. The front garden has mature hedgerows, pebbled beds, large flower bed & planted borders. There is side access to the



rear of the property via a wooden gate & pathway.

### Rear

The generous size rear garden & mainly block paved with two sheds, summer house, flower bed, timber fence panelling & water connection. Note that the grass shown within the photograph(s) is artificial, there is block paving beneath which provides a parking area with private access via double wooden doors & separate gate off Old Road.

### General Information

For sale by private treaty, subject to contract.  
Vacant possession on completion.

### Services

Mains gas, water, electricity & drainage.  
Gas fired central heating.

### Viewings

Strictly by appointment via the agent.

## Energy Performance Certificate

**8, Oulton Road, STONE, ST15 8DZ**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 8432-6024-8520-8586-8996
<b>Date of assessment:</b> 16 April 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 19 April 2012	<b>Total floor area:</b> 79 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,249</b>
<b>Over 3 years you could save</b>	<b>£ 1,302</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 129 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 10px; border: 1px solid white;">                     You could save <b>£ 1,302</b> over 3 years                 </div>
Heating	£ 2,715 over 3 years	£ 1,656 over 3 years	
Hot Water	£ 279 over 3 years	£ 162 over 3 years	
<b>Totals</b>	<b>£ 3,249</b>	<b>£ 1,947</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	
(55-68) <b>D</b>	46		
(39-54) <b>E</b>			
Not energy efficient - higher running costs			

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 708	✔
2 Floor insulation	£800 - £1,200	£ 105	✔
3 Low energy lighting for all fixed outlets	£60	£ 108	✔

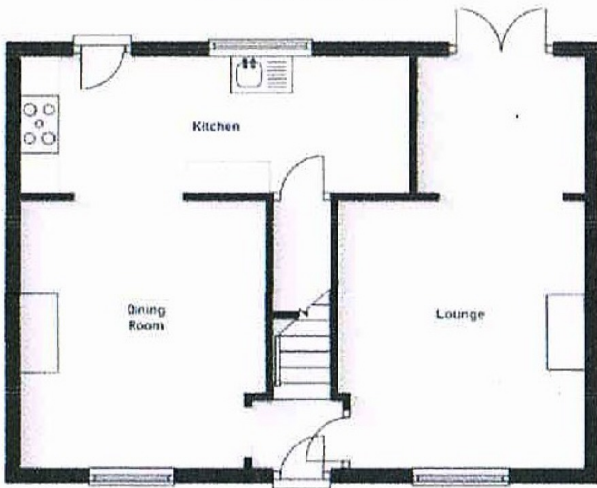
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



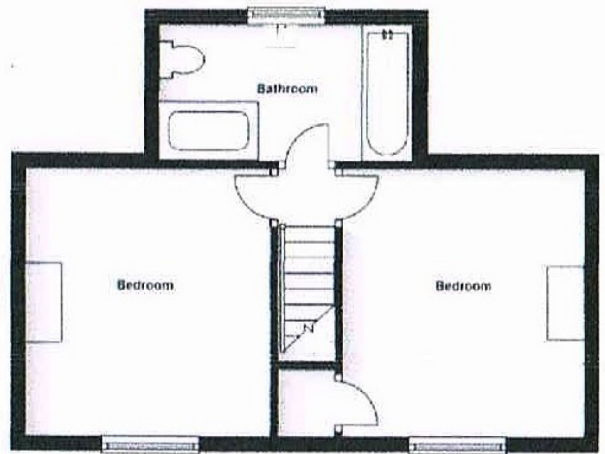
**Ground Floor**

Approx. 41.1 sq metres (140.5 sq feet)



**First Floor**

Approx. 33.9 sq metres (126.0 sq feet)



Total area approx. 75.4 sq metres (811.6 sq feet)