



**£180,000**

 **TENURE: Freehold**

 **EPC RATING: TBC**

 **COUNCIL TAX BAND: B**

## Beaconside Stafford

Melbourne Crescent Beaconside  
Stafford Staffordshire

 **2**  **1**  **1**

***It's time to book your visit to Melbourne... no, not a flight to Australia! We're talking about a tour of this semi-detached home in a highly sought-after area of Stafford.***

This property is perfect for first-time buyers, downsizers, or investors. The ground floor includes an entrance hall, living room, and kitchen/diner. Upstairs, there are two bedrooms and a modern bathroom. Outside, you'll find a driveway, carport, garage store, and a well-established rear garden. Properties at this price range tend to sell quickly, so call us today to secure your viewing slot!

- Ideal First Time Buyers Property
- Semi Detached Home
- Living Room & Kitchen/Diner
- Two Bedrooms & Modern Bathroom
- Driveway, Carport & Garage Store
- Well Established Rear Garden

You can reach us **9am to 9pm**, 7 days a week

**14 Salter Street, Stafford, Staffordshire, ST16 2JU**

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)





## Entrance Hallway

Accessed through a double glazed entrance door to the front elevation and having tiled flooring.

## Living Room 12' 10" x 12' 4" (3.91m x 3.75m) maximum length measurement

A lovely & bright reception room that features wood effect flooring, stairs leading up to the first floor landing & accommodation and a double glazed bow window to the front elevation.

## Kitchen & Dining Space 9' 7" x 12' 4" (2.93m x 3.76m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drainage and having an integrated oven & hob with spaces for additional appliances. The room also benefits from tiled flooring, a radiator and double glazed double doors leading out to the rear garden. The kitchen also accommodates a wall mounted gas central heating boiler.



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## First Floor Landing

Having a double glazed window to the side elevation, an access hatch to the loft space and internal doors off, providing access to all bedrooms & bathroom.

## Bedroom One 9' 10" x 12' 4" (2.99m x 3.77m)

A double bedroom with a built-in wardrobe, a radiator and a double glazed window to the front elevation.

## Bedroom Two 9' 8" x 6' 6" (2.95m x 1.97m)

Having a built-in cupboard, a built-in wardrobe, wood effect flooring, a radiator and a double glazed window to the rear elevation.

## Bathroom 6' 8" x 5' 5" (2.02m x 1.66m)

Fitted with a contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap and a panelled bath with mixer tap & mains-fed shower over. The room also benefits from having wood effect flooring, a chrome towel radiator and a double glazed window to the rear elevation.

## Outside Front

The property is approached over a driveway & slate gravelled frontage allowing for off-street parking and access to a carport and garage.

## Garage/Store

Accessed through double opening barn style doors to the front elevation. The garage is partially partitioned to the front with an internal door leading to the rear section.

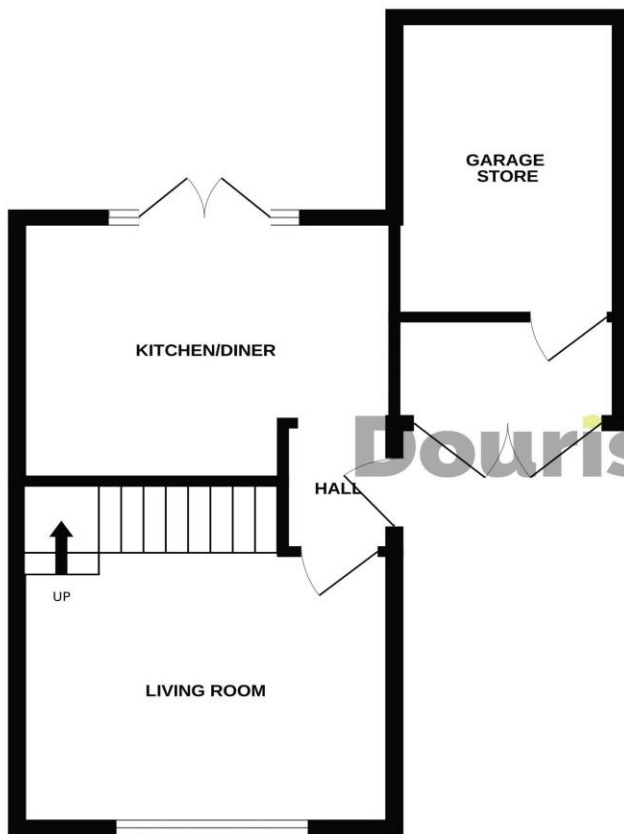
## Outside Rear

A well established & enclosed rear garden that features a paved patio seating/outdoor entertaining area leading onto a lawned garden with a variety of established & well stocked planting beds.

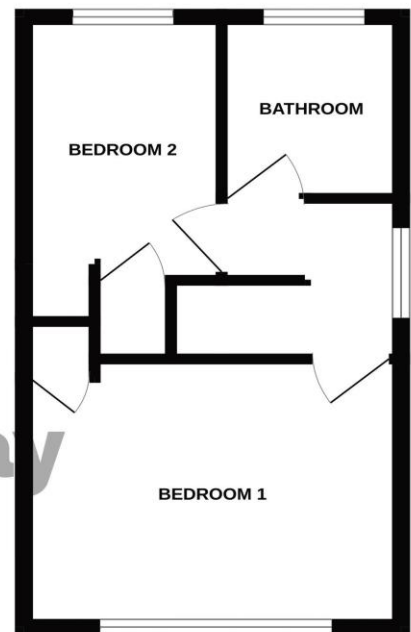




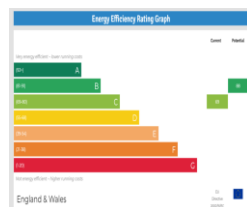
GROUND FLOOR



1ST FLOOR



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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