



£195,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: B

Rising Brook Stafford

Hawksmoor Road Rising Brook
Stafford Staffordshire

 **3**  **1**  **2**

More, more, more—that's what you'll be saying with this delightful three-bedroom semi-detached home on Hawksmoor Road! Situated on a generous plot, this property offers superb access to both the town centre and the M6, making it a prime location for convenience and connectivity.

Step inside to find spacious rooms throughout. The ground floor features an inviting entrance hall, a cozy living room, a kitchen/dining room, a handy utility room, and a guest WC. Upstairs, you'll discover three well-proportioned bedrooms and a family bathroom. The exterior of the property doesn't disappoint either. It includes a well-maintained front garden and a large lawned garden at the rear, ideal for outdoor activities and relaxation. Perfect for first-time buyers, this home offers plenty of space and potential, with the added benefit of No Upward Chain, ensuring a smooth and swift purchase process. Don't miss out—call us today to arrange your viewing appointment.

- Ideal First Time Buyer's Property
- Three Good Size Bedrooms & Bathroom
- Living Room & Good Size Kitchen/Dining Room
- Large Private Rear Garden
- A Short Drive To Stafford's Town Centre
- No Upward Chain

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Entrance Hall

Having access through a glazed entrance door. There is stairs leading up to the first floor landing, a useful understairs storage cupboard, radiator, and double glazed windows to both the front & side elevations.

Living Room 11' 11" x 9' 11" (3.64m x 3.03m)

A spacious living room, having a gas fire, a radiator, double glazed window to the rear elevation & double glazed double doors also leading to the rear elevation.

Kitchen/Diner 23' 11" x 9' 8" (7.28m x 2.94m)

A spacious dining room which has a radiator, a double glazed window to the front elevation, and open-plan archway which leads to the kitchen area which comprises of a matching range of wall, base & drawer units with worktops over incorporating an inset single bowl stainless steel sink/drainage unit with mixer tap over, and having space & plumbing to accommodate appliances. There is wood laminate flooring, a double glazed window to the rear elevation, and a door opens up into a useful utility.

Utility 14' 4" x 6' 3" (4.37m x 1.90m)

Having counter worktops with space for appliances beneath. There is wood effect vinyl floor, and a double glazed door which leads to the rear elevation.



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WC 4' 9" x 2' 10" (1.45m x 0.86m)

Comprising of a high-level WC. There is tiled effect lino flooring, and there is a glazed window which leads on to the rear elevation.

Landing

Having loft access. There is an airing cupboard.

Bedroom One 11' 5" x 9' 8" (3.47m x 2.94m)

Having a radiator, and a double glazed window to the rear elevation.

Bedroom Two 10' 8" x 12' 0" (3.25m x 3.66m)

A second double bedroom, having a radiator, and a double glazed window to the rear elevation.

Bedroom Three 9' 0" x 9' 8" (2.74m x 2.94m)

A good sized third bedroom, which has a radiator, and a double glazed window to the front elevation.

Bathroom 5' 9" x 6' 0" (1.75m x 1.82m)

Having a white suite comprising of a panelled bath with an electric shower & chrome mixer tap, wash hand basin with chrome mixer tap, and low-level WC. There are tiled splashbacks, part-tiled walls, lino flooring, and a double glazed window to the side elevation, and a radiator.

Outside Front

Accessed through a shared gate which has a pathway leading down. There is a small lawned garden with an array of mature shrubs & flowers. The front elevation gives access to the main entrance door, and access through a wooden gate leading down the side of the property.

Outside Rear

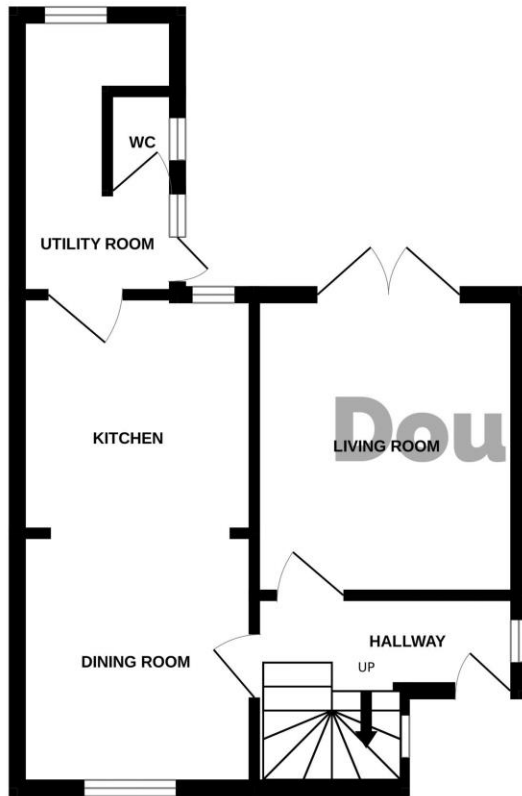
Approached over a paved seating area which is then approached over a lawned garden. There is an array of mature hedging & shrubs, trees and a rear garden shed.

ID Checks

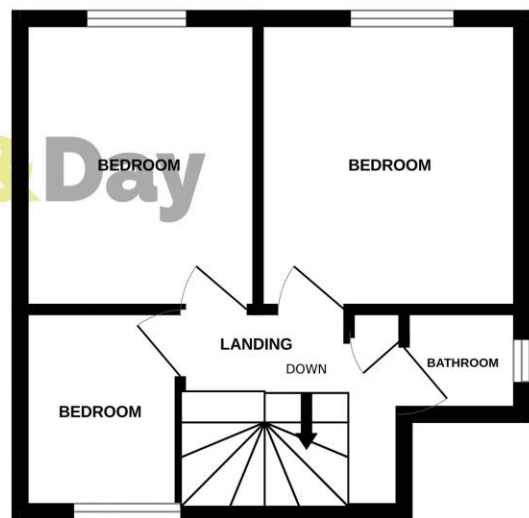
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92+)		85
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
England & Wales EU Directive 2002/91/EC		



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