



**£195,000**

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: B

## Rising Brook Stafford

Hawksmoor Road Rising Brook  
Stafford Staffordshire

*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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**01785 223344**

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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/drainer 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

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



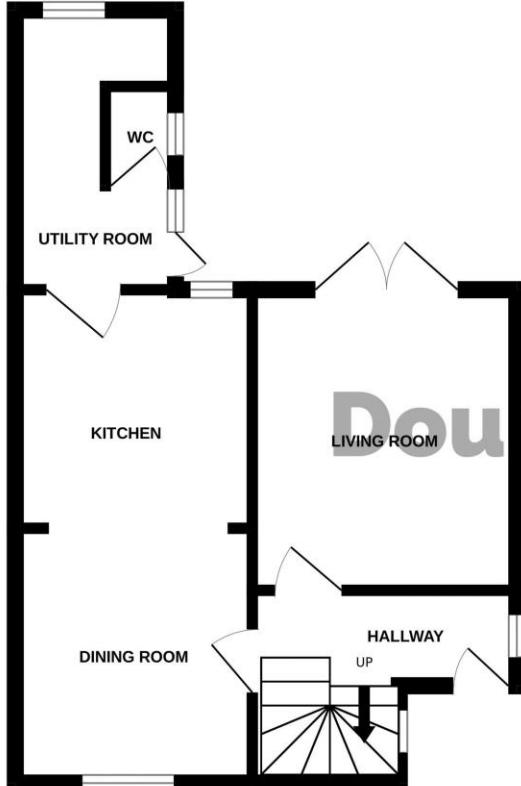
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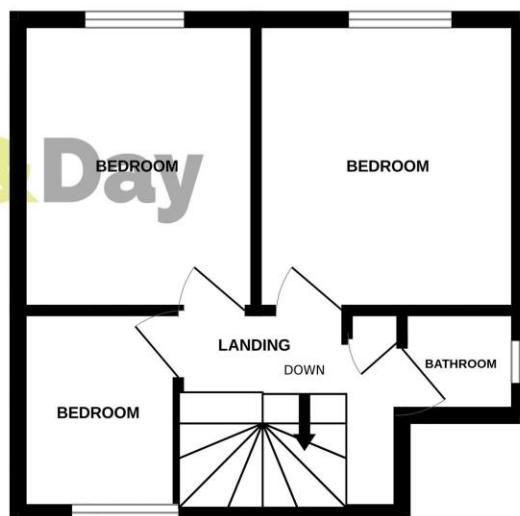
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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2-1)	<b>A</b>		
(B3-4)	<b>B</b>		
(B5-8)	<b>C</b>		
(B9-12)	<b>D</b>		
(D13-14)	<b>E</b>		
(D15-18)	<b>F</b>		
(D19-21)	<b>G</b>		
Less energy efficient - higher running costs			
England & Wales		85	
EU Directive 2002/91/EC			
www.EPCEU.com			



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