



**£200,000**



TENURE: **Freehold**



EPC RATING: **D**



COUNCIL TAX BAND: **C**

## Burton Manor Stafford

Manor Farm Crescent Burton Manor  
Stafford Staffordshire

*This three bedroom semi-detached property screams potential! Ready to move into but waiting for the new owner to put their own stamp on. The property is located in a great location, having excellent access into Stafford Town Centre, nearby schooling, amenities and superb commuter links.*

Internally, the accommodation comprises of an entrance hallway, good sized living room, dining room with patio doors leading to the good sized rear garden and fitted kitchen. To the first floor there are three bedrooms and a bathroom. Externally the property has a driveway, detached garage, front garden and a good sized rear garden. This property is being offered with no onward chain.



**3**



**1**



**2**

- Three Bedroom Semi-Detached Property
- Living Room & Dining Room
- Kitchen & Good Sized Rear Garden
- Ample Parking & Single Garage
- Some Modernisation Required
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Entrance Hallway

Accessed through a double glazed entrance door, having stairs off, rising to the First Floor Landing & accommodation, wood effect laminate flooring, radiator, and internal door(s) off, providing access to;

## Living Room 10' 7" x 16' 10" (3.22m x 5.13m)

A good sized lounge, having a pine fire surround with inset & hearth housing a gas fire, two double glazed windows to the front elevation, and radiator.



## Dining Room 12' 2" x 7' 5" (3.72m x 2.27m) maximum length measurement into recess

A second reception room, having wood effect laminate flooring, radiator, ceiling coving, double glazed sliding doors providing views and access to the rear garden, and open-plan leading through to the Kitchen.



## Kitchen 7' 1" x 8' 10" (2.16m x 2.70m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset circular stainless steel sink/drainer with mixer tap, having space(s) & plumbing for kitchen appliances. There is ceramic splashback tiling to the walls, and a double glazed window to the rear elevation.

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## First Floor Landing

Having a built-in airing cupboard, an access point to the loft space, radiator, and internal doors off, providing access to all Bedrooms & Bathroom.



## Bedroom One 10' 10" x 8' 11" (3.29m x 2.71m)

A double bedroom having a spacious wardrobe, radiator, and a double glazed window to the front elevation.

## Bedroom Two 10' 1" x 10' 4" (3.08m x 3.16m)

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

## Bedroom Three 7' 9" x 7' 7" (2.37m x 2.32m)

Having a double glazed window to the front elevation & radiator.

## Bathroom 6' 11" x 6' 1" (2.12m x 1.85m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, panelled bath with chrome mixer tap, shower screen & electric shower over. There is ceramic splashback tiling to the walls, a radiator & double glazed window to the rear elevation.



## Outside Front

The property is approached over a driveway with a good sized lawned front garden area. The driveway provides off-street parking, continuing to the side of the property to provide access to a single Garage.

## Outside Rear

A further good sized garden to the rear, being laid mainly to lawn, a large paved patio seating/outdoor entertaining area, and garden shed.



## Garage

A single garage having an up and over garage door to the front elevation, and houses a gas central heating boiler. There is a further pedestrian access door to the side elevation.



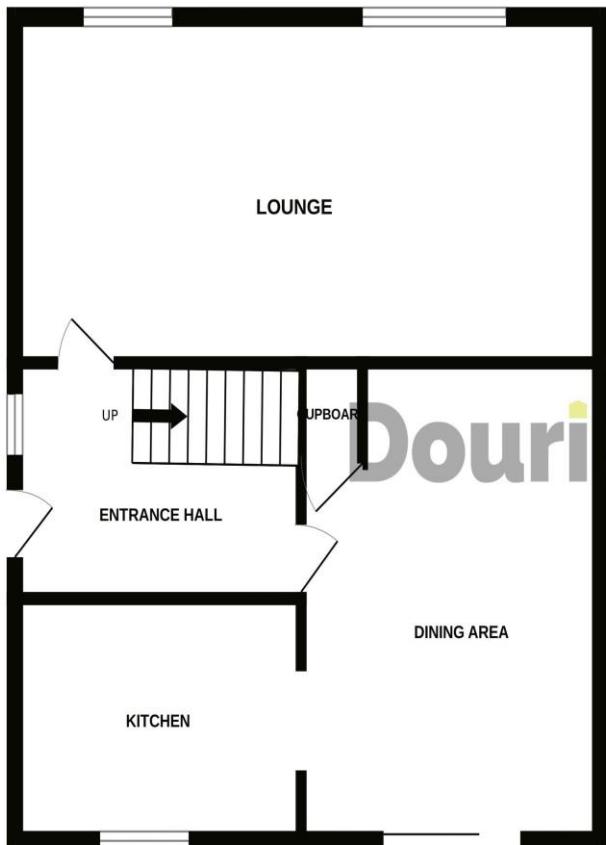
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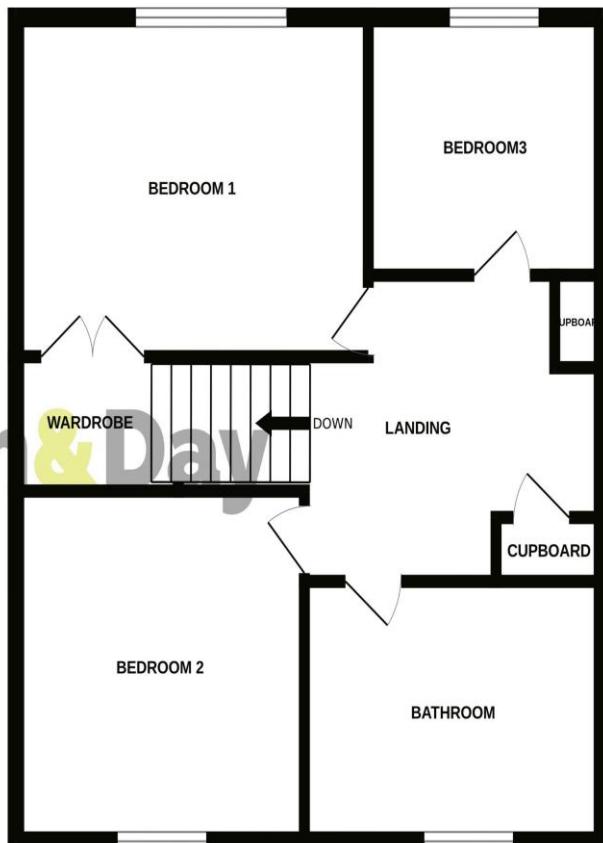
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## GROUND FLOOR



1ST FLOOR



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