



£220,000

KEY TENURE: **Freehold**

EPC RATING: **C**

£ COUNCIL TAX BAND: **C**

Burton Manor Stafford

Longshore Close Burton Manor
Stafford Staffordshire



If you're feeling like a longshore drift then this three bedroom link detached property might be perfect for you! situated in a small and well regarded cul-de-sac, having excellent nearby amenities, schooling, commuter links and only a short drive into the Stafford Town Centre with a mainline train station!

Internally, comprising of a porch, entrance hallway, living room, kitchen, & conservatory all to the ground floor. To the first floor you will find three bedrooms and a family shower room. Externally the property is approached over a double width driveway providing ample off road parking, single garage and a good size private rear garden. This property is perfect for first time buyers or anyone looking to downsize. So, seize the moment and call us to book in for your viewing appointment.

- Three Bedroom Link Detached Home
- Three Bedroom's & Family Shower Room
- Living Room & Dining Kitchen & Conservatory
- Double Width Driveway & Single Garage
- Excellent Schooling & Local Amenities
- Close To Stafford's Town & Mainline Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Accessed through a double glazed composite entrance door, having a further glazed door leading into the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to;

Living Room 14' 11" x 12' 2" (4.55m x 3.72m)

A spacious reception room, having a double glazed bay window to the front elevation & radiator.

Kitchen & Dining Area 9' 9" x 15' 1" (2.96m x 4.61m)

Fitted with a matching contemporary styled range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl stainless steel sink/drainer with chrome mixer tap over, and a range of integrated/fitted appliances including; eye-level electric oven/grill, eye/level built-in microwave oven, and a 4-ring gas hob with extractor hood over. There is a useful pantry cupboard, ceramic splashback tiling to the walls, inset ceiling downlighting, a double glazed window to the rear elevation, and within the dining area is a radiator, space to accommodate a dining table & chairs, and double glazed sliding doors providing views and access to the Conservatory & rear garden.



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Conservatory 7' 1" x 9' 11" (2.15m x 3.01m)

A brick based double glazed conservatory having ceramic tiled flooring, and double glazed windows & double glazed double doors providing views and access to the rear garden.

First Flooring

Having a double glazed window to the side elevation, a built-in cupboard, an access point to the loft space, and internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 15' 0" x 8' 5" (4.58m x 2.57m) measured INTO fitted wardrobe space

A double bedroom, having a fitted double wardrobe with mirrored sliding door, a double glazed window to the front elevation & radiator.

Bedroom Two 10' 0" x 8' 5" (3.06m x 2.57m)

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

Bedroom Three 9' 5" x 6' 8" (2.87m x 2.04m)

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

Bathroom 6' 2" x 6' 5" (1.88m x 1.96m)

Fitted with a modern white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap above & storage beneath, and a walk in screened & tiled corner shower cubicle housing an electric shower. There is wood effect laminate flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind a low maintenance decorative gravelled front garden area with a pathway providing access to the front entrance door, and a double width block paved driveway providing off-street parking & access to the attached single Garage.

Garage 19' 2" x 8' 8" (5.85m x 2.65m)

Having an electrically operated garage door to the front elevation, a further pedestrian access door to the rear elevation, and benefitting from both power & lighting. The garage also accommodates a wall mounted gas central heating boiler.

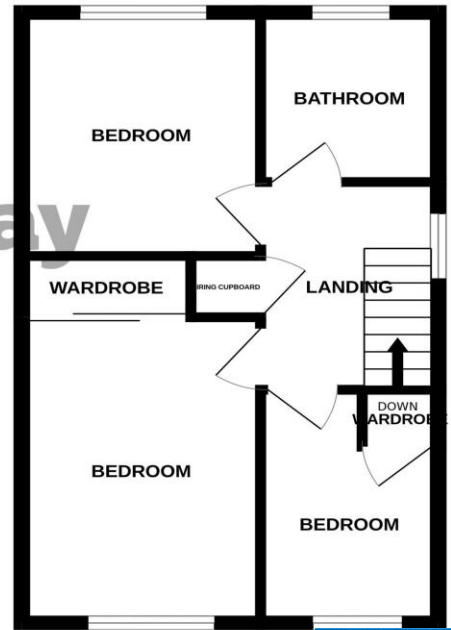
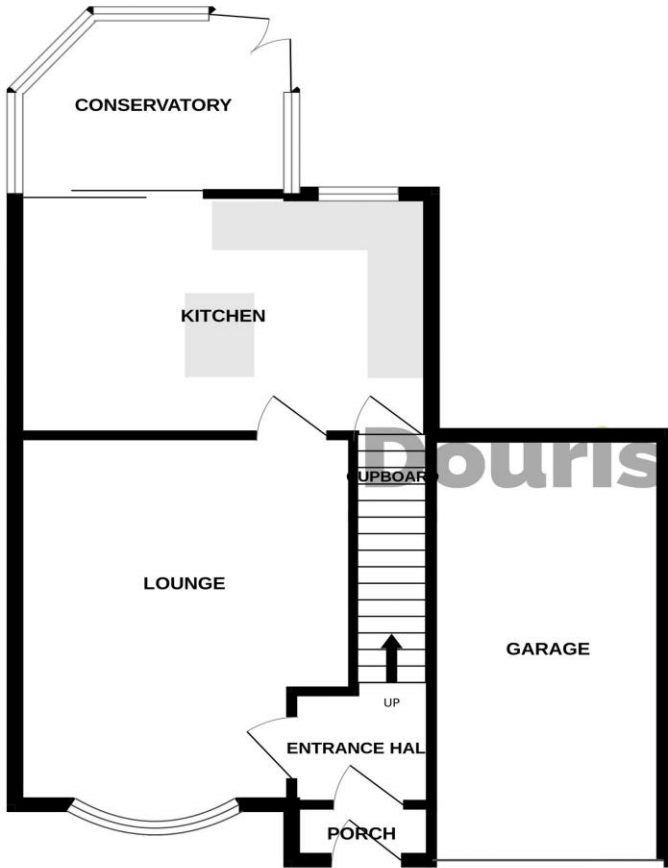
Outside Rear

An enclosed rear garden, being laid mainly to lawn with a paved patio seating area adjacent the conservatory, and a further paved patio seating area to the rear of the garden. There are a variety of timber planting boxes housing a variety of plants & shrubs, a timber garden shed and a timber gate to the side elevation.



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. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		69
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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