



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Creswell Manor Farm Stafford

Creswell Farm Drive Creswell Manor Farm
Stafford Staffordshire

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Properties on this highly desirable development simply don't come to the market very often, so on the rare occasion they do, it's unlikely that they are around for long! What's more, this is a particularly fine example, being well presented from front to back.

The accommodation comprises of an entrance hall, large living room and separate refitted kitchen/diner whilst upstairs there are three bedrooms which include two generous doubles and a good sized single. There is also a contemporary refitted family bathroom. Outside is a lawned rear garden and patio being enclosed, there is also a garage and driveway, so what more could you wish for? Call us today and you are sure to be left impressed!

- Well Presented, In Sought After Location
- Great For M6 & Nature Reserve
- Superb Restyled Kitchen Diner
- Lounge & Conservatory
- Three Bedrooms & Refitted Bathroom
- Garage & Driveway

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Accessed via a canopy porch with a double glazed entrance door to the front, a radiator, useful storage and internal door to;

Lounge 17' 2" x 16' 6" (5.24m x 5.04m)

Having an inset gas feature living flame fire and surround, radiator, a double glazed walk-in bay window to the front elevation and an open-plan archway leading into the Kitchen/Diner.

Kitchen/Diner 16' 7" x 9' 5" (5.05m x 2.88m)

A superb refitted contemporary kitchen/diner with a range of eye-level and base units with fitted work surfaces over incorporating a sink unit with tiled splashbacks. Appliances include a fitted oven and hob with hood over, an integrated slimline dishwasher and fridge and freezer and spaces for washing machine and dining table. There is a radiator, a double glazed window to the rear elevation and a double glazed door leading into the conservatory.

Conservatory 11' 11" x 7' 11" (3.63m x 2.41m)

Having tiled flooring and a double glazed sliding patio door leading to the rear garden. Additionally, there is a door off leading into the attached garage.



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Garage 17' 10" x 7' 10" (5.44m x 2.38m)

Having an up and over door to the front and a double glazed window to the rear elevation.

First Floor Landing

Having a double glazed window to the side elevation, airing cupboard and doors to the three bedrooms and bathroom.

Bedroom One 12' 8" x 9' 5" (3.87m x 2.88m)

Having a useful storage cupboard, radiator and a double glazed window to the front elevation.

Bedroom Two 10' 2" x 9' 10" (3.10m x 3.0m)

Having built-in wardrobes, radiator and a double glazed window to the rear elevation.

Bedroom Three 8' 8" x 6' 4" (2.65m x 1.93m)

Having a useful storage cupboard, radiator and a double glazed window to the front elevation.

Bathroom 6' 9" x 5' 5" (2.05m x 1.66m)

A contemporary styled bathroom comprising of a WC, a pedestal wash hand basin and a panelled bath with shower over. Additionally, there are tiled walls, a chrome towel radiator and a double glazed window to the rear elevation.

Outside - Front

The home sits behind a double width block paved driveway which provides ample off-road parking and extending to the side giving further access to the garage. There are corner flower beds with plants and shrubs.

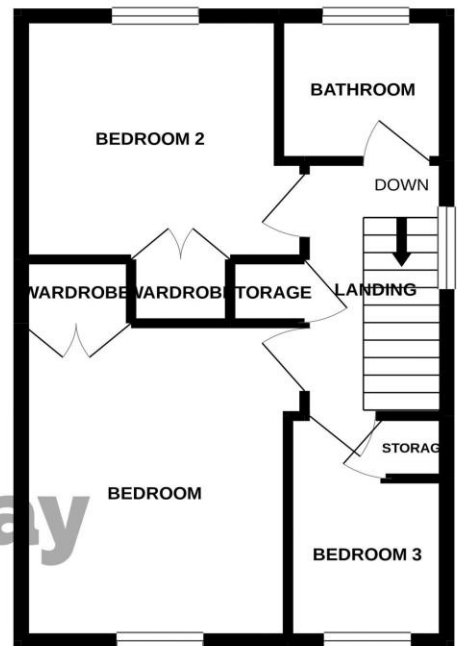
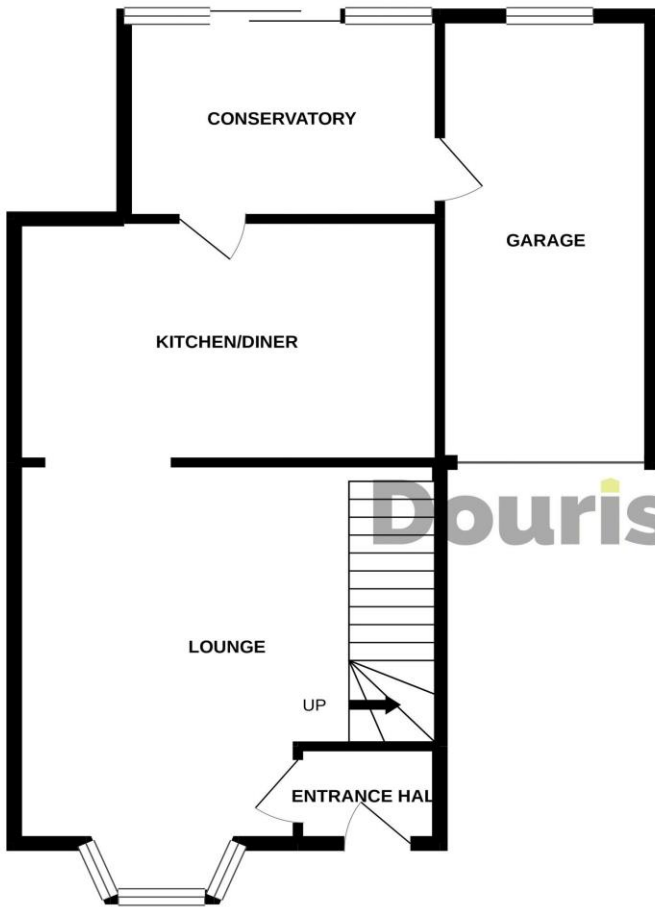
Outside - Rear

Having a paved patio seating area, mainly laid to lawn surrounded with flower beds, plants and shrubs. There is a side access gate and the garden is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish&Day

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			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	85
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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