



£225,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Beaconside Stafford

Slessor Road Beaconside
Stafford Staffordshire



Are you looking to grow your family? Then look no further than this superb three bedroom detached house which comes to the market with no onward chain!

Not only is this property situated in a great location, but it also provides a wonderful layout which consists of an entrance hall, guest WC, living room and kitchen/diner. Whilst upstairs there are three well-proportioned bedrooms with the master bedroom boasting an En-suite shower room and an additional family bathroom. Externally the property is positioned on a great plot, and driveway providing off-street parking with a garage and has a good sized rear garden.

- Three Bed Detached Family Home
- Living Room & Breakfast Kitchen
- Family Bathroom & En-Suite Bathroom
- Ample Off Road Parking & Single Garage
- Garden To The Front & Rear
- No Upward 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 7' 0" x 6' 11" (2.14m x 2.11m)

Being accessed through a double glazed entrance door, radiator and stairs to the first floor landing.

Guest WC 5' 7" x 2' 9" (1.7m x 0.83m)

Having a white suite comprising of wash hand basin with tiled splashback and low level WC. Radiator and port hole style double glazed window to the front elevation.

Lounge 17' 4" x 11' 11" (5.29m x 3.62m)

A spacious living room having a contemporary style gas fire surround with hearth, radiator and double glazed window to the front elevation.

Kitchen & Dining Space 8' 6" x 15' 9" (2.6m x 4.8m)

Having a range of matching units extending to base and eye level and fitted work surfaces with inset one and half bowl sink unit with chrome mixer tap. Range of integrated cooking appliances including an oven, four ring gas hob and cooker hood over. Useful under stairs storage cupboard, radiator, double glazed window to the rear elevation and double glazed sliding door providing views and access to the rear elevation.



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First Floor Landing

Having loft access, useful storage cupboard and double glazed window to the side elevation.

Bedroom One 8' 0" x 11' 11" (2.44m x 3.62m)

A double bedroom having storage cupboard/wardrobe, radiator and double glazed window to the front elevation.

En-suite (Bedroom One) 4' 10" x 5' 1" (1.47m x 1.55m)

Having a white suite comprising of a tiled shower cubicle with mains shower, pedestal wash basin with tiled splashback and low level WC. Radiator and double glazed window to the front elevation.

Bedroom Two 11' 6" x 8' 0" (3.5m x 2.43m)

Another double bedroom having radiator and double glazed window to the rear elevation.

Bedroom Three 9' 10" x 7' 2" (2.99m x 2.19m)

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

Family Bathroom 6' 6" x 6' 2" (1.97m x 1.87m)

Having a white suite comprising of a panelled bath, pedestal wash hand basin and low level WC. Part tiled walls, wood effect flooring, radiator and double glazed window to the side elevation.

Outside Front

The property is approached over a tarmac driveway providing off road parking and leading to the garage. In addition, the front garden is mainly laid to lawn.

Garage

Having an up and over door to the front, power and door leading to the rear garden.

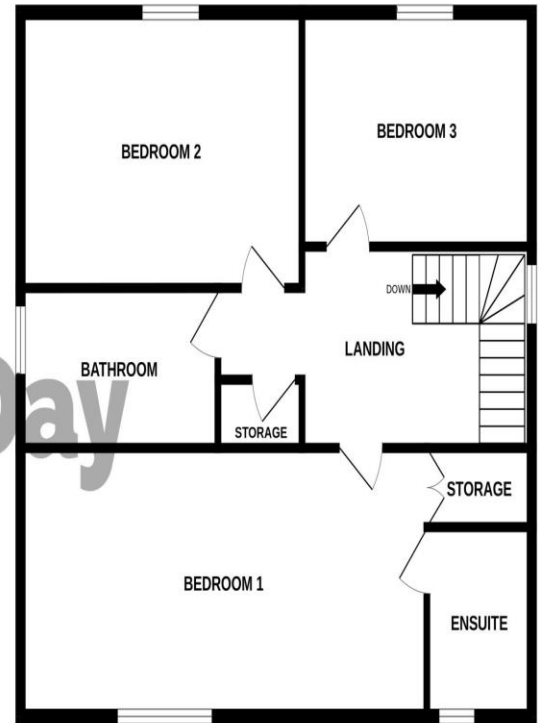
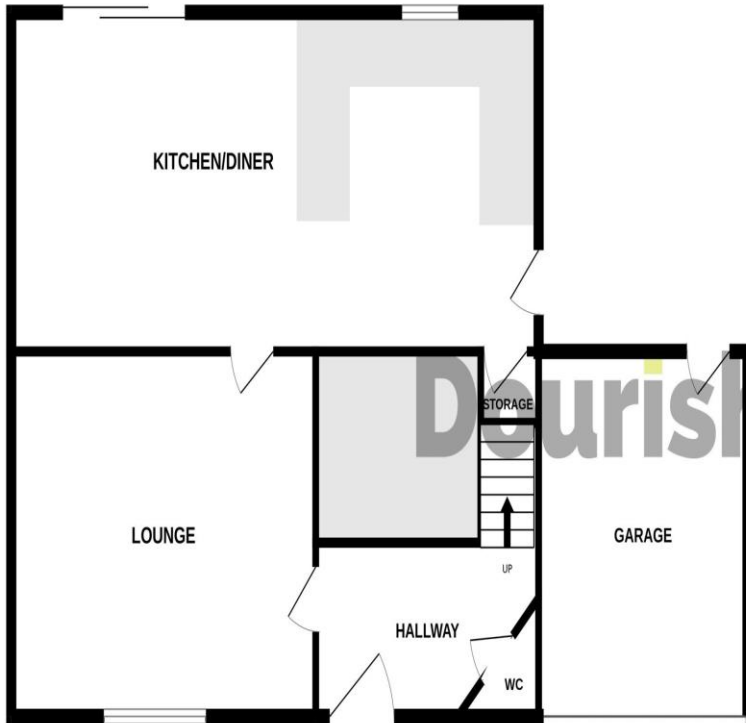
Outside Rear

Having an extensive paved patio overlooking the remainder of the garden which is mainly laid to lawn with a variety of shrubs and being enclosed by panel fencing.



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	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
Not energy efficient - higher running costs			
England & Wales		79	83
EU Directive 2002/91/EC			
www.epcrea.com			



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