



£315,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Stafford

Burton Manor Road  
Stafford Staffordshire



**Introducing this beautiful three-bedroom detached property, brimming with potential and ready to become your dream home.**

As you step inside, you'll be greeted by an inviting entrance hall leading to a guest WC, a spacious living/dining room, a well-appointed kitchen, and a large enclosed veranda with additional storage space. Upstairs, you'll find three generously sized bedrooms and a family bathroom, providing ample space for comfortable living. Outside, the property features a large driveway that leads to an expansive garage, ensuring plenty of parking and storage options. The beautifully maintained rear garden offers a serene outdoor retreat. Conveniently located just a short drive from Stafford's town centre, this home provides easy access to a variety of local shops, amenities, and a mainline train station, making it perfect for commuters and families alike. Properties like this don't stay on the market for long, so seize this fantastic opportunity to secure your future home today.

- Ideal Three Bedroom Family Home
- Three Spacious Bedrooms & Family Bathroom
- Open Plan Living/Dining Room
- Kitchen & Good Size Veranda & Guest WC
- Driveway & Beautiful Private Rear Garden
- 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 Hall

Being accessed through a double glazed entrance hall and having stairs leading to the first floor landing and radiator. Double glazed window to the front elevation.

## Guest WC 2' 9" x 7' 9" (0.84m x 2.37m)

Having a white suite including a wash hand basin with chrome mixer tap and close coupled WC. Tiled floor, radiator and double glazed window to the side elevation.

## Living Room / Dining Room 18' 1" x 20' 0" (5.50m x 6.09m)

A substantial open plan living/dining room having a gas fire, two radiators and double glazed windows to both the front and rear elevation. Double glazed double doors also give views and access to the rear garden.

## Kitchen 11' 7" x 7' 8" (3.52m x 2.33m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, microwave oven, four ring gas hob and cooker hood over and dishwasher. Tiled floor, radiator and double glazed window to the rear elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Veranda** 20' 6" x 7' 0" (6.25m x 2.14m)

A versatile space which has two useful outhouse storage rooms, window to the side elevation and double glazed doors lead to both the front and rear elevations.

## **First Floor Landing**

A generous sized landing having a radiator and a large double glazed window to the front elevation.

## **Bedroom One** 14' 1" x 10' 6" (4.29m x 3.19m)

A large main bedroom having a built-in wardrobe providing hanging rail, further built-in storage cupboard, radiator and double glazed window to the rear elevation.

## **Bedroom Two** 11' 1" x 11' 4" (3.37m x 3.46m)

A second double bedroom having a built-in storage cupboard, radiator and double glazed window to the rear elevation. Note - Part of the room has a restricted head height.

## **Bedroom Three** 11' 8" x 6' 2" (3.55m x 1.87m)

Having a built-in storage cupboard, access to loft space, radiator and double glazed window to the side elevation. Note - Part of the room has a restricted head height.

## **Family Bathroom** 7' 7" x 6' 4" (2.30m x 1.94m)

Having a white suite which includes a panelled bath with mains shower and glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled floor, tiled splashbacks, radiator and double glazed window to the front elevation. Note - Part of the room has a restricted head height.

## **Outside - Front**

The property is approached over a large paved driveway which provides ample off-road parking for several vehicles. In addition, there is a further gravelled area, the garden is mainly laid to lawn with an array of mature shrubs. The drive leads to:

## **Garage** 18' 1" x 8' 8" (5.51m x 2.65m)

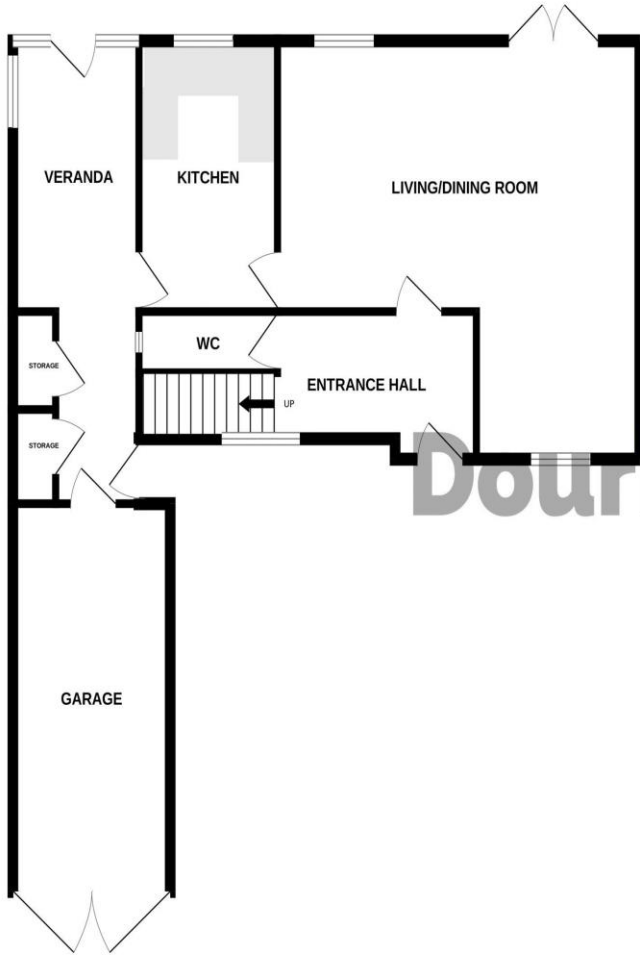
Having wooden double doors to the front, fitted work surfaces with space for appliances beneath, power, lighting and a wooden door leads into the veranda.

## **Outside - Rear**

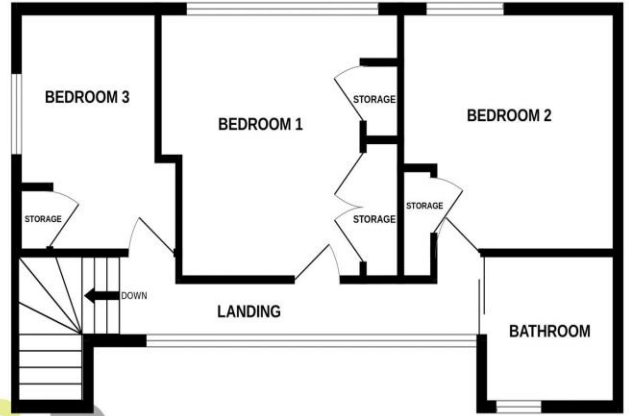
Having a paved seating area which overlooks the remainder of the garden being mainly laid to lawn. There are a variety of beds with plants, shrubs and trees. The garden shed is included in the sale.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating cost			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		55	82
EU energy efficient - Higher energy costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	

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



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk