



£190,000

KEY TENURE: Freehold

EPC RATING: B

COUNCIL TAX BAND: B

Marston Grange Stafford

Burbank Burrow Marston Grange
Stafford Staffordshire



Calling all first-time buyers! We understand the challenges of finding your dream home in today's market, which is why we're excited to present this modern terraced house located in a highly sought-after development north of Stafford town.

But don't hesitate—this gem won't stay on the market for long! Inside, you'll find a spacious open plan layout encompassing the lounge, dining area, and kitchen, offering ample space for relaxation and entertaining. There's also a convenient guest WC, two double bedrooms, an en-suite shower room, and a family bathroom—perfect for modern living. Outside, this home comes with an two allocated parking space and a rear garden, providing both convenience and outdoor space. Don't miss your chance to secure this delightful home—schedule your viewing today!

- Modern Mid Terraced Home
- Ideal For First Time Buyers
- Large Open Plan Living/Kitchen/Dining Room
- Two Double Bedrooms
- En-Suite, Family Bathroom & Guest WC
- Two Allocated Parking Spaces, Electric Wall Charger

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Open Plan Living / Dining / Kitchen 25' 8" x 13' 0" (7.83m x 3.96m)

Being accessed through the main entrance door with a glazed side panel. There is a storage cupboard with plumbing for a washing machine and stairs lead to the first floor landing.

Living Area

Having a radiator and double glazed double doors giving views and access to the rear garden.

Kitchen Area

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated cooking appliances including an oven, four ring gas hob and double cooker hood over. Tiled splash backs and vinyl flooring.

Guest WC 4' 2" x 4' 11" (1.28m x 1.49m)

Having a suite comprising of a pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, vinyl floor, radiator and double glazed window to the front elevation.



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First Floor Landing

Having access to loft space and radiator.

Bedroom One 10' 3" x 9' 9" (3.12m x 2.98m)

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

Ensuite Shower Room 10' 2" x 2' 11" (3.11m x 0.89m)

Having a suite comprising of a tiled shower cubicle with glazed screen and electric shower, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, vinyl floor and radiator.



Bedroom Two 8' 4" x 10' 4" (2.55m x 3.15m)

A second double bedroom having a built-in wardrobe with hanging rail, radiator and two double glazed windows to the front elevation.

Bathroom 6' 7" x 6' 2" (2.01m x 1.87m)

Having a white suite comprising of a panelled bath with mains shower over and glazed screen with chrome taps, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, vinyl flooring and chrome towel radiator.



Outside - Front

The property has two allocated parking spaces and a path leads to the main entrance door.

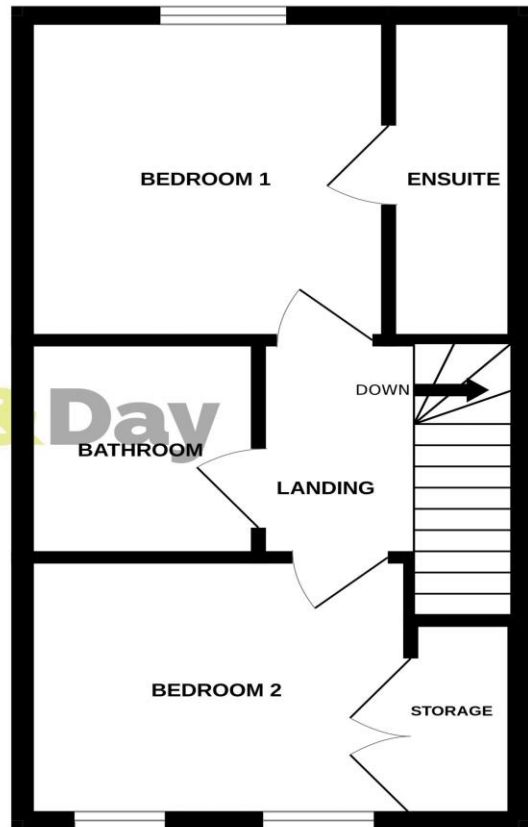
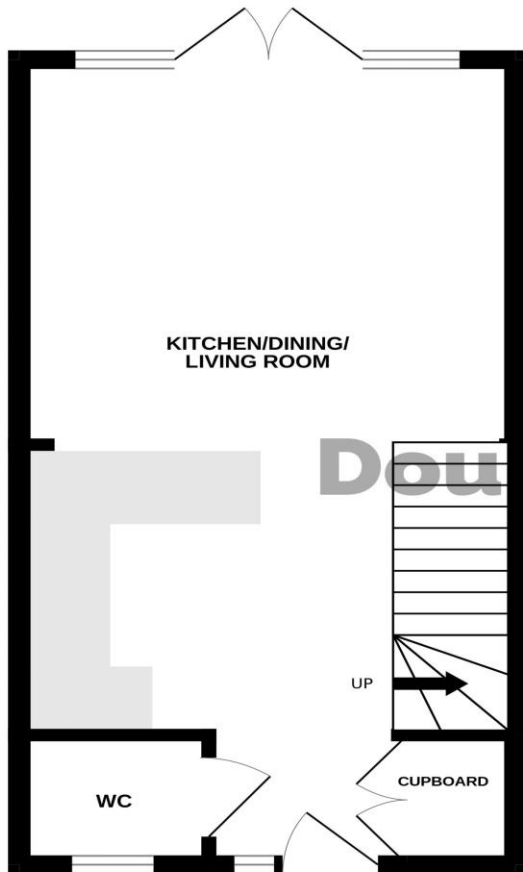
Outside - Rear

There is a paved seating area which overlooks the lawned garden with planting bed area to the side with maturing shrubs and a further seating area is located towards the bottom of the garden. In addition, the garden has rear pedestrian access.



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
(92-100)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Best energy efficient - higher running costs			
Worst energy efficient - lower running costs		83	
England & Wales		EU Directive 2002/91/EC	



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