



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: C

Beaconside Stafford

Dickson Road Beaconside
Stafford Staffordshire



What the Dickens is this.....could it be your new home? To find out more and book a viewing, just give us a call! Located in a convenient area, offering good access to amenities and schools as well as offering easy access to commuter links, this property would make the perfect home for any family.

Let's step inside where you are welcomed through the entrance hallway with modern kitchen and a rear facing spacious living/dining room with a conservatory off. Meanwhile upstairs you will find the family bathroom as well as the three well proportioned bedrooms with the principal bedroom boasting its own en-suite shower room. Outside there is a block paved driveway, single garage and a private well-kept enclosed rear garden.

- Modern Detached Family Home
- Spacious Living/Dining Room
- Kitchen & Conservatory
- Three Well Proportioned Bedrooms
- Family Bathroom & En-Suite Shower Room
- Driveway, Garage & Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed composite front entrance door, having tiled flooring & radiator.

Kitchen 10' 2" x 7' 0" (3.11m x 2.14m)

Fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset sink/drainage with mixer tap and space(s) for appliances. There is tiled flooring, wall mounted gas central heating boiler, radiator, double glazed window to front elevation.

Living & Dining Room 12' 6" x 19' 0" (3.82m x 5.79m) maximum measurements
A bright & spacious reception room having, living flame gas fire set within decorative surround on marble effect hearth, stairs rising to the First Floor Accommodation & Landing, radiator, double glazed window to rear elevation, double glazed double doors leading in to the Conservatory.

Conservatory 10' 9" x 12' 0" (3.27m x 3.65m)

A brick based double glazed conservatory, having double doors leading out to the garden, tiled flooring, radiator.



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First Floor Landing

Having a loft access point, internal doors off to all Bedrooms & Bathroom.

Bedroom One 9' 5" x 11' 10" (2.87m x 3.61m) into wardrobes

A double bedroom, having built-in wardrobes, radiator, double glazed window to front elevation, and further internal door to En-suite shower room.

En-suite (Bedroom One) 4' 10" x 6' 11" (1.48m x 2.1m)

Fitted with a suite comprising; tiled shower cubicle with electric shower, low-level WC, pedestal wash hand basin. There is an electric shaver point, radiator, double glazed window to front elevation.

Bedroom Two 10' 0" x 10' 2" (3.06m x 3.09m)

A second double bedroom, having radiator, double glazed window to rear elevation.

Bedroom Three 6' 9" x 8' 7" (2.07m x 2.61m)

Having a radiator, double glazed window to rear elevation.

Bathroom 7' 10" x 6' 10" (2.39m x 2.09m)

Fitted with a suite comprising of, low-level WC, pedestal wash hand basin, panelled bath with electric shower over. There is tiled effect flooring, airing cupboard, radiator, double glazed window to side elevation.

Outside Front

The front of the property which is accessed off a shared driveway, there is a block paved driveway allowing for off-street parking & a lawned garden.

Garage

Accessed via an up and over garage door.

Outside Rear

An enclosed garden which is laid mainly to lawn with a paved patio seating area.



Floor Plan Awaited

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | 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 | | | |
| England, Scotland & Wales | | | |



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