



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: B

## Rising Brook Stafford

Merrivale Road Rising Brook  
Stafford Staffordshire



**FIRST TIME BUYER ALERT! Do not miss this rare opportunity to own a fantastic three-bedroom home in this price range!**

Step inside to discover a spacious layout featuring an entrance porch, hallway, guest WC, living room, kitchen/dining room, and a charming conservatory. Upstairs, you'll find three well-proportioned bedrooms and a contemporary fitted family bathroom, offering ample space for comfortable living. Outside, the property boasts a superbly sized rear garden and a driveway at the front providing ample off-road parking. Located in Rising Brook this property is close to an array of local shops and is only a short commute to Stafford's town centre & Mainline train station. So, Act fast to secure your chance of owning this gem of a home! So Don't miss out on this fantastic opportunity of owning this lovely family home.

- Three Bedroom Semi-Detached Property
- Three Good Size Bedrooms & Family Bathroom
- Living Room, Kitchen, Utility & Conservatory
- Driveway & Well Maintained Private Rear Garden
- Close To Shops A Short Drive To Stafford Town Centre

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 Porch

Accessed through a double glazed composite entrance door with a double glazed side panel, having wood effect vinyl flooring, and a further double glazed entrance door leading into the Entrance Hallway.

## Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage space, radiator, and internal door(s) off, providing access to;

## Guest WC 5' 10" x 5' 4" (1.77m x 1.63m)

Fitted with a white suite comprising of a low-level WC with enclosed cistern, and a vanity style wash hand basin with chrome mixer tap & cupboard beneath. There is ceramic splashback tiling around the suite area, wood effect flooring, and a double glazed window to the side elevation.

## Living Room 13' 10" x 10' 11" (4.22m x 3.33m)

A spacious reception room, having a double glazed window to the front elevation & radiator.



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## **Kitchen & Dining Space** 8' 8" x 7' 5" (2.63m x 2.25m)

Fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset single bowl stainless steel sink/drainers with chrome mixer tap, and a range of integrated/fitted appliances including; integrated dishwasher, fridge & freezer, and a stainless steel extractor hood with space for a slot-in cooker. There is ceramic splashback tiling to the walls, ceramic tiled flooring, a wall mounted gas central heating boiler, radiator & double glazed window to the rear elevation. Glazed double doors lead through into the Conservatory.

## **Conservatory** 10' 6" x 9' 9" (3.19m x 2.97m)

A brick based conservatory having double glazed windows surrounding, radiator, and double glazed double doors providing views and access out to the rear garden.

## **Utility Room** 8' 11" x 7' 1" (2.72m x 2.17m)

A useful utility, having space(s) for plumbed appliance(s). There is ceramic tiled flooring, and double glazed doors to both the front & rear elevations.

## **First Floor Landing**

Having a double glazed window to the side elevation, and internal doors off, providing access to;

## **Bedroom One** 13' 11" x 11' 0" (4.25m x 3.35m)

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

## **Bedroom Two** 9' 0" x 12' 6" (2.74m x 3.81m)

A second double bedroom, having a fitted wardrobe, a double glazed window to the rear elevation & radiator.

## **Bedroom Three** 8' 10" x 8' 2" (2.70m x 2.48m)

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

## **Bathroom** 5' 9" x 9' 3" (1.75m x 2.81m)

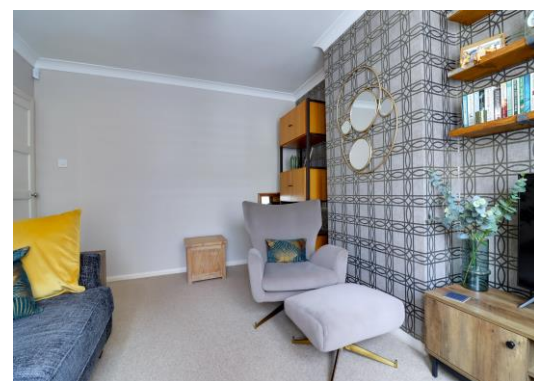
Fitted with a modern white suite comprising of a high-level flush WC, a floating wash hand basin with chrome mixer tap, and a shaped panelled bath with chrome mixer tap with hand held-shower attachment, and a mains-fed shower over with screen. There is part-ceramic tiling to the walls, ceramic tiled flooring, a contemporary period style radiator, and a double glazed window to the side elevation.

## **Outside Front**

The property is approached over a double width block paved driveway providing ample off-street parking and access to the front entrance storm porch & door to the side of the property to the utility.

## **Outside Rear**

A good size rear garden being laid mainly to lawn with a block paved seating/outdoor entertaining area, and walkway continuing to the rear of the garden where there is a further seating area. There are planting bed areas & borders housing a variety of established plants & shrubs, a garden shed, a useful outdoor storage area, and is enclosed by panelled fencing.





Floor Plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B		63 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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