



Offers Over £180,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Rising Brook Stafford

Astoria Drive Rising Brook  
Stafford Staffordshire



**STOP PRESS! STOP PRESS! We've got some very exciting news for you... I've just been told A STORY about a fantastic property to offer you!**

A stunning two bedroom end terrace house with a very useful driveway and garage. Offering a front facing lounge a stunning re-fitted kitchen/diner and a conservatory which is the perfect place to relax and unwind at the end of a busy day as you overlook the garden. Could this home be the one which will give you the fairytale ending that you've been hoping for all this time? We believe it's perfect for any first time buyers or investor looking for an immediate property where they could rent out or perhaps the perfect pad for someone looking to down-size. As I said, this is exciting news that is certain to make the front pages, so don't hang about, call us to arrange your viewing today!

- Modern End Terraced House
- Lounge & Luxury Re-fitted Kitchen
- Conservatory & Family Bathroom
- Two Bedrooms
- Off-Street Parking & Garage
- Enclosed Rear Garden

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 Hallway

Through a double glazed entrance door, having a radiator and stairs to first floor landing and double glazed window to side elevation.

## Living Room 13' 11" x 10' 3" (4.24m x 3.12m)

Having a feature fireplace with a electric fire, useful under stairs storage cupboard, laminate flooring, and double glazed window to front elevation.

## Kitchen 11' 6" x 8' 2" (3.50m x 2.50m)

A luxurious kitchen, fitted out with a high quality range with gloss finished wall, base and draw units with fitted work surfaces incorporating a one and half bowl sink drainer unit with mixer tap, appliances included include a oven/hob, extractor hood, microwave with additional spaces for appliances. Spotlights to ceiling, radiator, tiled flooring and a double glazed window to rear elevation.

## Conservatory 9' 5" x 8' 6" (2.87m x 2.59m)

This brick based double glazed conservatory benefits from a radiator, laminate flooring and a door leading out to the garden.



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## First Floor Landing

Having loft access point and a double glazed window to side elevation

## Bedroom One 12' 0" x 10' 4" (3.67m x 3.14m)

A spacious double bedroom with a radiator and a double glazed window to front elevation

## Bedroom Two 10' 2" x 7' 2" (3.09m x 2.18m)

Having a built in cupboard and a built in wardrobe with sliding mirrored front, a radiator, and a double glazed window to rear elevation.

## Bathroom 6' 0" x 5' 5" (1.83m x 1.66m)

Comprising of a mains shower over a glazed screen and chrome mixer tap, Pedestal wash basin with chrome mixer tap. A close couple WC, part tiled walls, radiator and a double glazed window to rear elevation.

## Outside Front

Benefitting from off street parking which in turn gives access to the garage.

## Garage

A single garage with an up and over door.

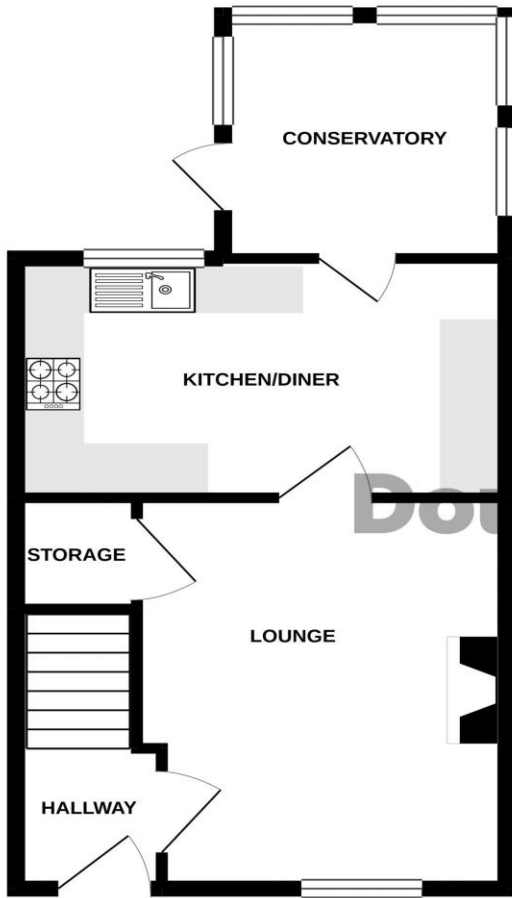
## Outside Rear

An enclosed rear garden which consists of a decked seating area and a low maintenance astro turf grassed area. enclosed with fence panelling

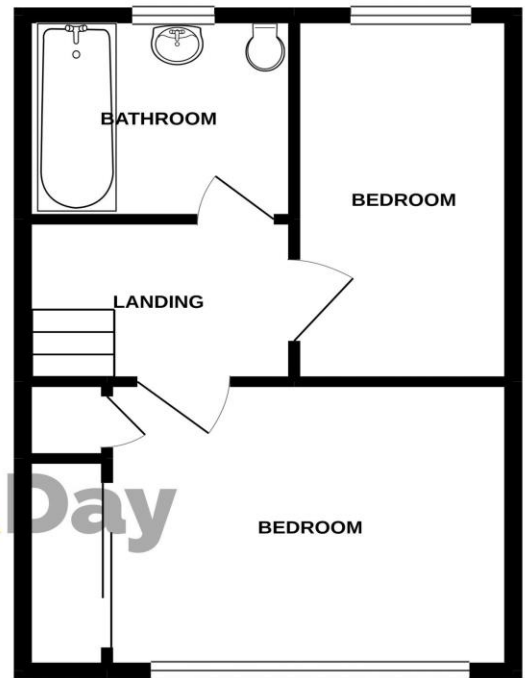




**GROUND FLOOR**  
459 sq. ft. (42.6 sq. m.) approx.



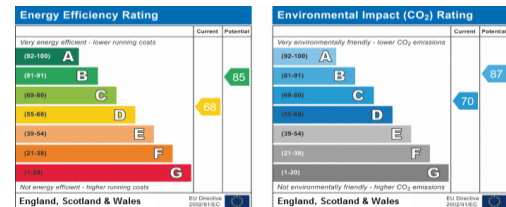
**1ST FLOOR**  
390 sq. ft. (36.3 sq. m.) approx.



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**TOTAL FLOOR AREA: 849 sq. ft. (78.9 sq. m.) approx.**

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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