



Offers Over £190,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: B

Beaconside Stafford

Melbourne Crescent Beaconside
Stafford Staffordshire



Calling all first-time buyers and property investors! You do not want to miss out on this recently modernised two-bedroom semi-detached property. Perfect for those looking to step onto the property ladder or expand their property portfolio, this home offers both comfort and potential.

Inside, the property features an entrance porch leading into a spacious living room and a recently refitted kitchen. Upstairs, you'll find two good-sized bedrooms and a contemporary bathroom. Externally, the property is approached via a driveway leading to a single garage, with a low-maintenance private rear garden providing a perfect outdoor space. With no upward chain, this opportunity will not last long. Do not miss out—call us today to arrange your viewing!

- Two Bedroom Semi Detached Property
- Recently Modernised Throughout
- Good Size Living Room & Modern Kitchen
- Close To Stafford Town With Mainline Train Station & M6
- Driveway, Single Garage & Private Rear Garden
- No Upward Chain

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 double glazed double doors, with window to the front elevation, having tiled flooring, and a further double glazed door leading through to the living room.

Living Room 14' 7" x 12' 3" (4.45m x 3.74m)

A spacious living room, having stairs leading up to the first floor landing. There is a radiator, and a double glazed bay window to the front elevation.



Kitchen 9' 7" x 12' 4" (2.93m x 3.77m)

A recently renovated kitchen which is fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink unit. There is space for an oven with existing extractor hood over, a wall mounted gas boiler, tiled splashbacks wood effect herringbone vinyl flooring, and a double glazed sliding patio door leading to the 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

First Floor Landing

Having loft access, and a double glazed window to the side elevation.

Bedroom One 9' 8" x 12' 3" (2.95m x 3.73m)

A double bedroom, having a storage cupboard with clothes hanging space. There is a radiator, and a double glazed window to the front elevation.

Bedroom Two 9' 9" x 6' 4" (2.97m x 1.93m)

Having a storage cupboard over the stairs, with a second storage cupboard having clothes hanging space. There is a radiator, and a double glazed window to the rear elevation.

Bathroom 6' 2" x 5' 7" (1.87m x 1.69m)

Having a white suite comprising of a panelled bath with chrome mixer tap, mains fed shower over, and shower screen to the side. There is also a pedestal wash basin with chrome mixer tap, and a low-level WC. There are part-tiled walls, mosaic tiled effect vinyl flooring, a radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a block paved driveway providing off-street vehicle parking and access to the main entrance porch & garage. There is a decorative gravelled garden area to the side with a mature tree.

Garage 17' 8" x 8' 0" (5.39m x 2.44m)

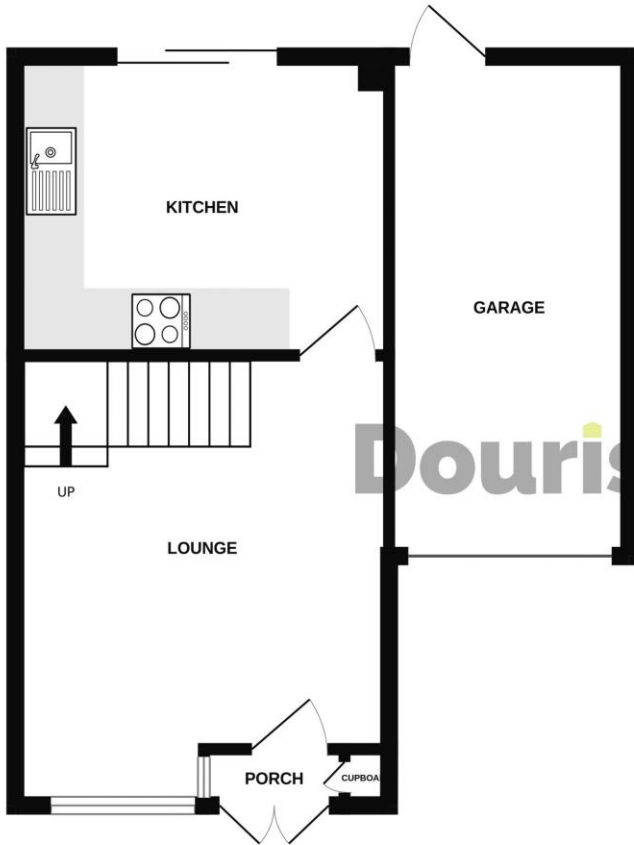
Having an up and over door. There is power & lighting, and a double glazed door to the rear elevation.

Outside Rear

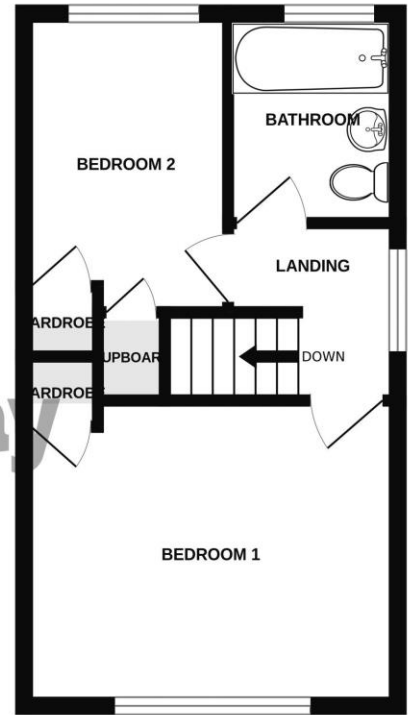
An enclosed garden, having a block paved outdoor seating area with a step leading down to a decorative gravelled garden area with an array of established plants, shrubs & trees, and is enclosed by panelled fencing.



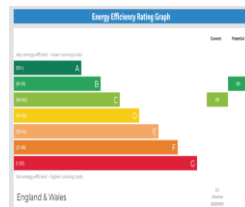
GROUND FLOOR



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.
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