



Burton Manor Stafford

Crinan Grove Burton Manor
Stafford Staffordshire

£215,000

Here's a property that's going to match all of your property search needs. This spacious semi-detached family home is in a small and well-regarded cul-de-sac with the added benefit of no onward chain! You'd better get your skates on though as it's not to go hanging around for long and offers accommodation comprising of an entrance hall, living room and extended L-shaped kitchen/dining room. Heading upstairs is where you will find the three double bedrooms and the bathroom with separate WC. Externally the property benefits from a driveway, garage, and an enclosed rear garden.

- Good Sized Three Bedroom Semi Detached Family Home
- Spacious Living Room
- Extended L-Shaped Kitchen/Dining Room
- Family Bathroom & Separate WC
- Driveway, Garage & Rear Garden
- Close To Amenities, Schooling & Commuter Links

Arrange a viewing...

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Dourish & Day
14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hallway 5' 10" x 12' 4" (1.79m x 3.75m)

A large & welcoming entrance hallway accessed via a double glazed entrance door, and having a double glazed window to the front elevation, stairs off, rising to the First Floor Landing & accommodation with a useful understairs cupboard, radiator, and internal door(s) off, providing access to;

Living Room 17' 2" x 12' 4" (5.23m x 3.75m)

A good sized reception room which features a chimney breast with a living flame gas fire, and a radiator.

Kitchen & Dining Area 19' 11" x 18' 10" (6.07m x 5.73m)

An extended L-shaped kitchen & dining area which in the kitchen area features a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and appliances which include an integrated oven & hob with hood above, whilst having spaces available to accommodate further kitchen appliances. There is also a combination of wood effect & ceramic tiled flooring, a double glazed door to the side elevation, a double glazed window to the rear elevation, and double glazed, double doors providing views and access out to the rear garden.



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First Floor Landing

Having a built-in airing cupboard housing a gas central heating boiler, and internal door(s) off, providing access to;

Bedroom One 10' 11" x 12' 3" (3.34m x 3.73m) (measured INTO fitted wardrobes recess)

A double bedroom which features wall-to-wall fitted wardrobes with sliding mirrored fronts, a double glazed window to the rear elevation, and a radiator.

Bedroom Two 12' 2" x 8' 11" (3.72m x 2.73m)

A second double bedroom, having a built-in cupboard, a double glazed window to the front elevation, and a radiator.

Bedroom Three 17' 2" x 8' 1" (5.22m x 2.47m)

A third double bedroom, having a built-in cupboard, a double glazed window to the rear elevation, and a radiator.

Bathroom 9' 1" x 6' 11" (2.77m x 2.11m)

Fitted with a suite which consists of a pedestal wash hand basin with mixer tap, a corner panelled bath with mixer-fill taps, and a tiled shower cubicle housing an electric shower. In addition, there is a double glazed window to the front elevation, and a radiator.

Separate WC

Fitted with a low-level WC, and having a double glazed window to the side elevation, and a radiator.

Outside Front

The property is approached over a driveway providing off-street parking, and having a low-maintenance gravelled front garden area.

Garage 13' 9" x 7' 1" (4.20m x 2.15m)

Having an up and over access door to the front elevation, and benefitting from having both power & lighting installed.

Outside Rear

An enclosed rear garden featuring a paved patio seating area, being laid mainly to lawn with a variety of planting beds.



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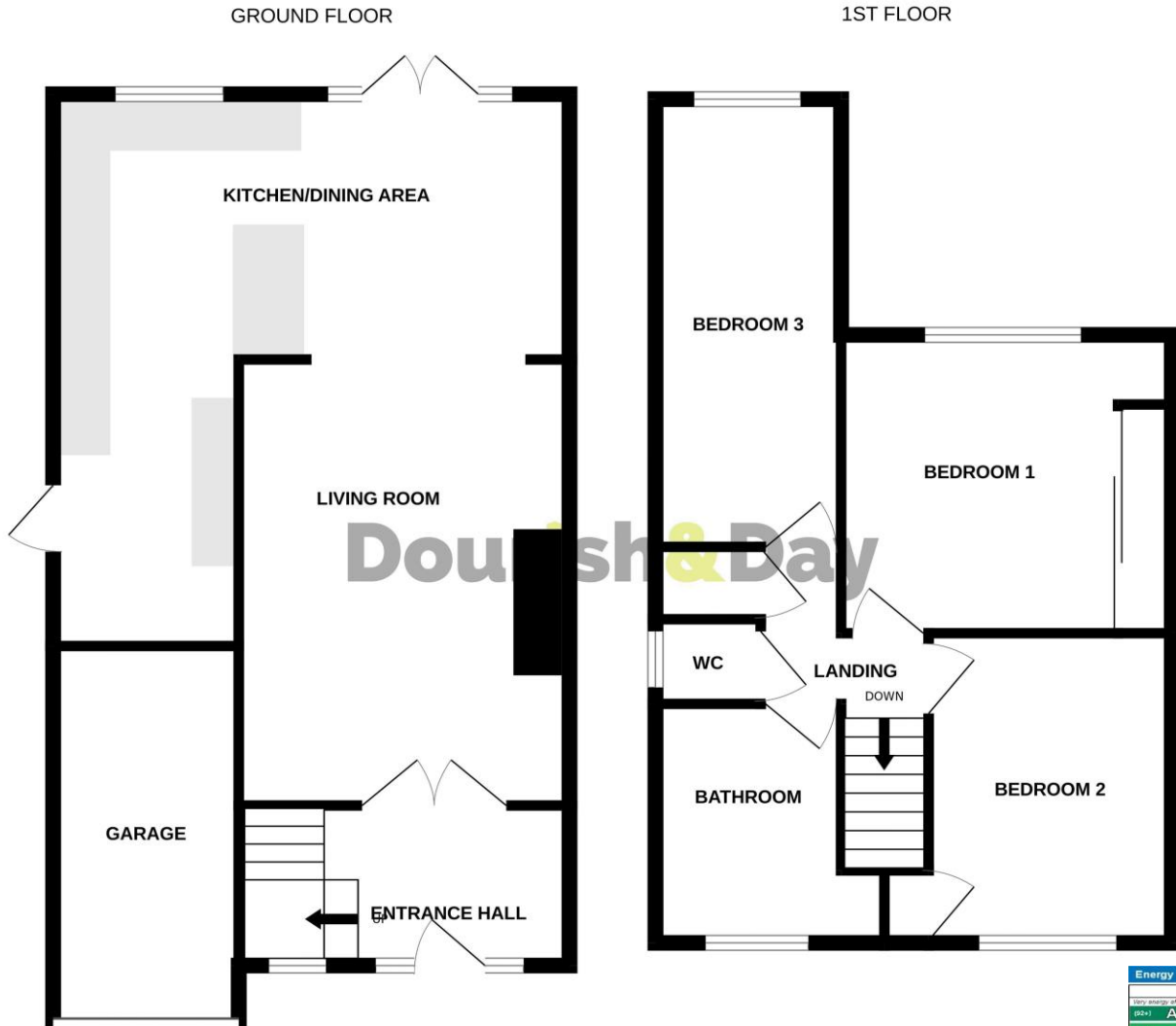
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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
Energy efficient - lower running costs			
(92+)	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			
		70	83

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