



£205,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: B

## Marston Grange Stafford

Paterson Drive Marston Grange  
Stafford Staffordshire

**Marston Grange is a hugely popular development so this spacious and immaculately presented semi-detached house is a welcome entry to the market.**

The accommodation comprises an entrance hall, guest WC, spacious living/dining room and a modern fitted kitchen all to the ground floor. Upstairs there are two double bedrooms an en-suite shower room and a family bathroom. Outside this particular property benefits from a driveway and a good-sized rear garden. There are good transport links for the A34, junction 14 of the M6 and nearby local bus routes. The property represents the perfect first or second time buy whilst also being a great buy to let investment or home to downsize into.



- Semi-Detached House with Remaining NHBC Warranty
- Spacious Living/Dining Room
- Two Double Bedrooms
- En-Suite, Family Bathroom & Guest WC
- Driveway & Rear Garden
- Perfect For First Time Buyers

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Canopy Porch

Having a double glazed composite entrance door leading to:

## Entrance Hallway

Having a radiator, luxury vinyl flooring and stairs to the first floor landing.

## Guest WC 5' 3" x 2' 11" (1.60m x 0.89m)

Having a suite comprising of a pedestal wash hand basin with tiled splash backs and chrome mixer tap and low level WC. Luxury vinyl flooring, ceiling spot lights, radiator and double glazed window to the side elevation.

## Lounge/Diner 16' 3" x 13' 0" (4.96m x 3.96m)

A bright and spacious reception room with a useful under stairs storage cupboard, radiator and double glazed window and door giving access to the rear garden.

## Kitchen 9' 10" x 6' 0" (2.99m x 1.84m)

A contemporary style kitchen having a range of matching units extending to base and eye level with fitted work surfaces having an inset sink unit and chrome mixer tap. Integrated oven, hob with hood over and spaces for a fridge/freezer, washing machine and dishwasher. Ceiling spot lights and double glazed window to the front elevation.



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## First Floor Landing

Having a radiator and access to loft space which is boarded, with power and lighting.

## Bedroom One 10' 2" x 9' 10" (3.1m x 2.99m)

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

## En-Suite (Bedroom One) 10' 1" x 2' 11" (3.07m x 0.89m)

Having a white suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin with chrome mixer tap and tiled splash backs and low level WC. Luxury vinyl flooring, ceiling spot lights and radiator.



## Bedroom Two 8' 5" x 13' 0" (2.57m x 3.97m)

Having a radiator, useful built-in storage cupboard and two double glazed windows to the front elevation.

## Family Bathroom

A contemporary bathroom having a white suite comprising of a panelled bath, mains shower with detachable head, pedestal wash hand basin and low level WC. Luxury vinyl flooring, ceiling spot lights, part tiled walls, radiator



## Outside Front

There is a paved pathway which leads to the front door and a tarmac driveway providing off road parking and Gated access leads to:

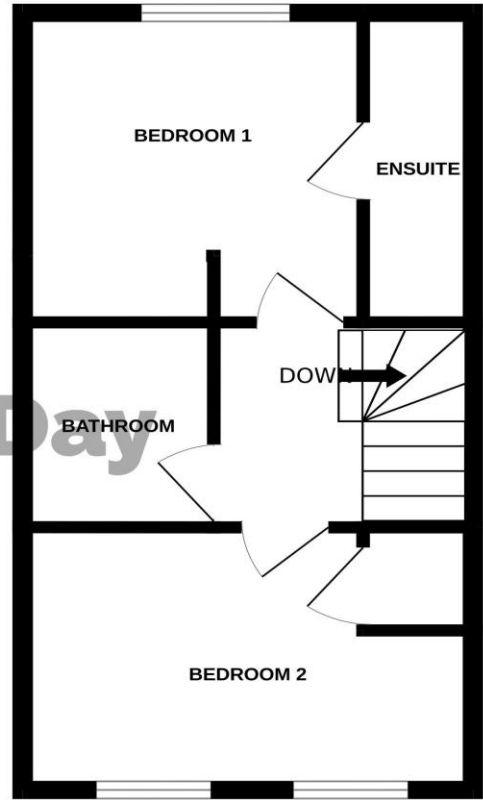
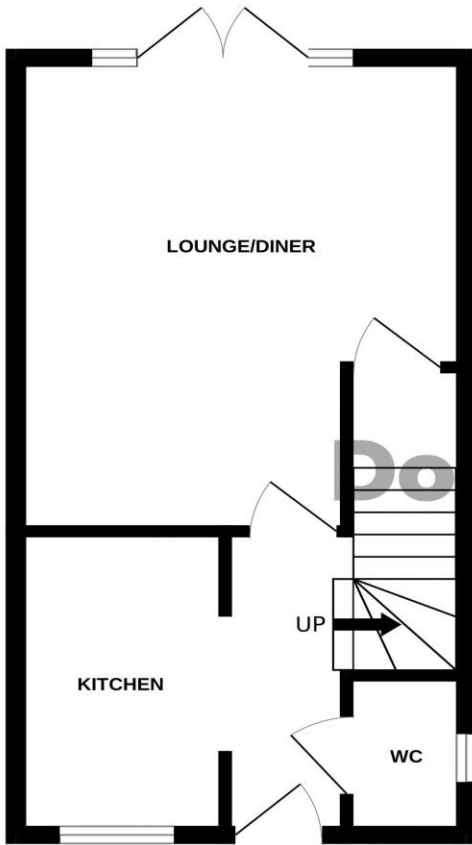
## Outside Rear

Having a paved patio seating area which overlooks the remainder of the garden being mainly laid with gravel and being enclosed by panel fencing.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(81-91)	A		
(69-80)	B		83
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
0	G		
EU energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	

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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